



**23 Ashford Road,
Tenterden, Kent TN30 6LL**

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Guide Price £995,000

A rare opportunity to purchase an imposing three storey Grade II Listed townhouse with cellar, recently refurbished to a high standard, now offering extensive family accommodation with outbuilding, private garden and off-street parking for 3 cars in a prestigious position in the centre of Tenterden.

For lovers of period properties and space, there is much to get excited about here. With a total square footage of just over 3,500 square feet, this unique house, with its superbly proportioned rooms and period features, not only reflects the grandeur of its era, but with its new high-spec kitchen and bathrooms, also has the added benefit of the conveniences and luxury touches required for modern living. Step out of the front door, and you are just a few steps from the heart of the historic High Street and all its many amenities, which is what makes properties such as this so popular.

This property also benefits from a mature, enclosed, very private rear garden with secret area, and something rarely found for a property located so close to the High Street, off-street parking for at least three cars. Viewing is highly recommended.

An imposing attached Grade II Listed period townhouse
Newly renovated with five double bedrooms and five bathrooms
Elegant, generously proportioned rooms throughout
Just over 3,500 square feet of accommodation in total
Mature enclosed, very private garden with secret space
Off street parking for three vehicles to rear
Just of short walk to all local amenities and town centre
Wide selection of good local schools including Grammars
Mainline statin to London from Headcorn and Ashford - No onward chain

SITUATION This property is situated just a few steps from the picturesque High Street of Tenterden, with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. A variety of educational opportunities exist in the town, all of which are within walking distance, and it is also within the catchment for the well-regarded Ashford Grammar Schools. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages, including the Hopper bus service.

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With its large, flexible layout, good sized garden, brick outbuilding with potential and off-street parking for 3 cars, this property could provide for a variety of lifestyles and would be ideal for buyers looking to enjoy being part of a thriving community where there are many good amenities on the doorstep to enjoy.

The exterior of this newly renovated property still reflects a picture-perfect double fronted period town house, while the inside has a more contemporary feel, with light, generous rooms having been designed with modern living in mind.

The heart of this home are the spacious, light, bright main reception rooms to the front of the house and the lovely "in style" kitchen / breakfast room to the rear, with its bespoke island and high-spec appliances. These sociable spaces are ideal for families that enjoy cooking, eating and relaxing together.

There is also the bonus of a separate snug, ideal for cosy evenings in front of the TV. The long entrance hall, that forms the centre of the house, gives access to the back garden and all

the main rooms on the ground floor, plus the cellar, which itself is a very useful space for families with lots of stuff, or wine enthusiasts with lots of wine! A utility cum cloakroom completes the accommodation on this floor.

The three bedrooms on the first floor are all good size doubles, two of which have contemporary en-suite shower rooms. A large family bathroom with claw foot bath and walk-through shower serves the third bedroom. The remaining room on this floor could be used for a number of different purposes including as a nursery, study, dressing room or for additional storage.

But it is the principal bedroom suite on the second floor with its spacious dimensions, separate dressing area with built-in storage, and luxury en-suite bathroom with stunning far-reaching views that really has the "wow" factor.

There is a further generous double bedroom with a contemporary en-suite shower room on this floor and a room at the rear which would make a perfect study, although the amazing views would certainly be a distraction from work.

OUTSIDE At the back of the house is a most interesting brick outbuilding with brick floor, fireplace and separate newly installed WC. This useful space, which has power and water connected could serve a number of different purposes and would make the perfect hobby room or even home pub!

To the front are two grassed areas, bordered by a white painted picket style fence, with a pathway through the middle leading to the front door. A shared driveway leads round to a private parking area where there is parking and turning for three vehicles. A single gate and further double gates lead to the rear of the property where there is a patio area and a very private garden, currently divided into two parts, the latter being somewhat of a secret space, tucked away from the hustle and bustle of the world. A large timber shed with power provides plenty of storage space and potential for other uses.

SERVICES Mains: water, electricity and drainage. Electric heating. Sonos music system. EPC: Exempt. Local Authority: Ashford Borough Council.

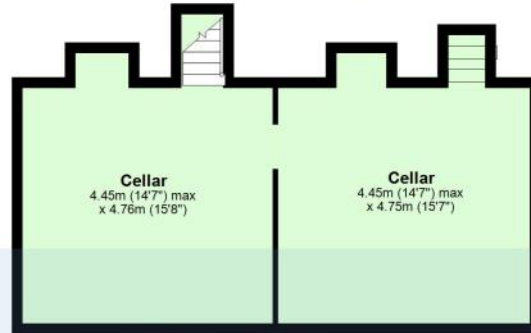
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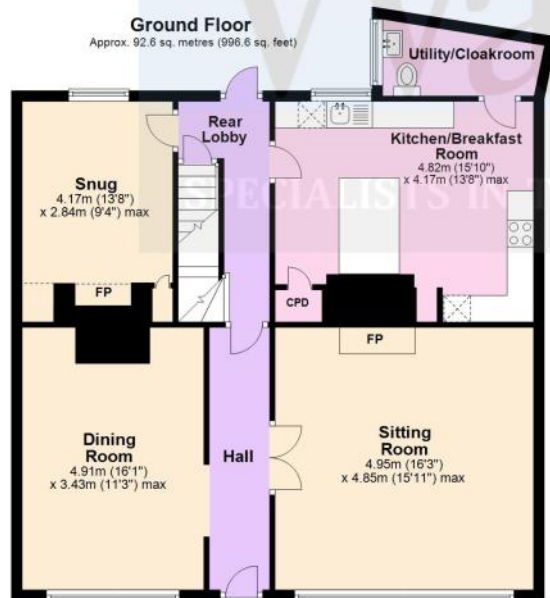
First Floor
Approx. 97.0 sq. metres (1044.2 sq. feet)



Cellar
Approx. 45.6 sq. metres (490.4 sq. feet)



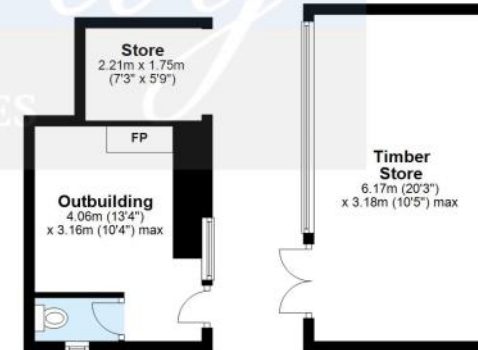
Ground Floor
Approx. 92.6 sq. metres (996.6 sq. feet)



Second Floor
Approx. 100.6 sq. metres (1083.2 sq. feet)



Outbuildings
Approx. 36.5 sq. metres (392.7 sq. feet)



23 ASHFORD ROAD, TENTERDEN
Accommodation 3,614.5 sq ft (including cellar)
Outbuildings 392.6 sq ft

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

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