

Guide Price
£825,000

Freehold

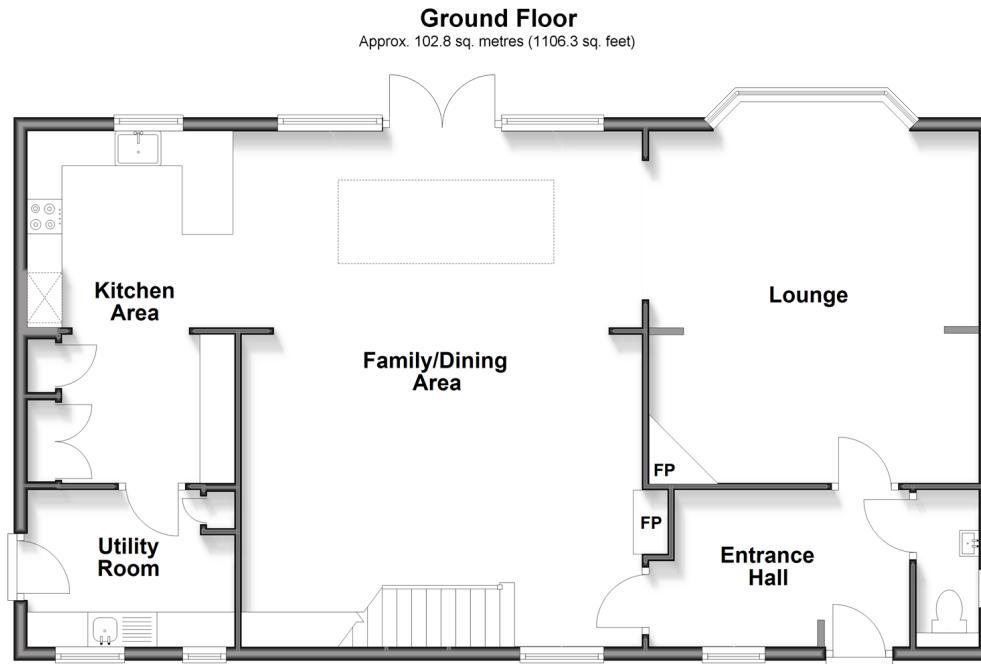
4x 2x 3x

**Woodchurch Road,
Tenterden, Kent, TN30**

OVER 60?
Secure this property
for up to **59% less!**



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Accommodation

GROUND FLOOR

Entrance Hall: 12'4 x 8'3 (3.76m x 2.52m)
Cloakroom
Lounge: 18'4 x 15'7 (5.59m x 4.75m)
Family/Dining Area: 24'5 x 18'4 (7.45m x 5.59m)
Kitchen Area: 16'7 x 11'7 (5.06m x 3.53m)
Utility Room: 16'1 x 11'7 (4.91m x 3.53m)
Room 1/Studio/Home Office: 21'9 x 10'11 (6.63m x 3.33m)

FIRST FLOOR

Landing
Bedroom 1: 17'6 x 11'6 (5.34m x 3.51m)
En-Suite Bathroom: 11'8 x 4'8 (3.56m x 1.42m)
Bedroom 3: 10'5 x 8'5 (3.18m x 2.57m)
Bedroom 4: 8'5 x 7'5 (2.57m x 2.26m)
Bedroom 2: 12'1 x 8'5 (3.69m x 2.57m)
Shower Room: 6'11 x 5'9 (2.11m x 1.75m)

OUTSIDE

Front Garden
Rear Garden
Driveway
Car Port

GARDEN OUTBUILDINGS

Octagonal Summer House: 10'0 x 10'0 (3.05m x 3.05m)
Store/Workshop: 16'0 x 10'0 (4.88m x 3.05m)
Garden Shed: 10'0 x 8'0 (3.05m x 2.44m)
Greenhouse: 8'0 x 6'0 (2.44m x 1.83m)



Main features

- **Stunning 4 bedroom detached house**
- **Benefiting from a large rear extension**
- **Large open plan family/day room**
- **Detached studio/home office (234.3sq ft)**
- **Generous private mature sunny rear garden**
- **In out drive and double car port**
- **Approx. 167.1 sq. metres (Approx. 1798.7 sq. feet)**

Nearest Schools

Primary Schools: Tenterden Junior School 0.5 miles, St Michael's Primary (Tenterden) 0.9 miles, High Halden Primary 2.1 miles, Secondary & Further Education Schools: Homewood School and Sixth Form Centre 0.3 miles, Benenden School 5.5 miles, Cranbrook School 7.1 miles

Transport Information

Train Stations: Appledore 5.6 miles, Pluckley 6.2 miles, Ham Street 6.7 miles

Address

Woodchurch Road, Tenterden, Kent, TN30

Directions

For directions to this property please contact us.



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Call Tenterden Branch 01580 766002 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

EPC RATING
CURRENT: D(66) POTENTIAL: C(75)
14008182/20250926/DS/AQ