



The Hollies, St Michaels, Tenterden, Kent TN30 6PS

**The Hollies,
Swain Road, St Michaels, Tenterden, Kent TN30 6PS
Guide Price £500,000 - £545,000**

The Hollies is a deceptively spacious detached three bedroom property conveniently situated in the centre of St Michaels benefiting from a driveway with parking, detached summerhouse / office and a good size south facing rear garden with decked terrace. The local shops and schools in St Michaels are all within a short walk of the property and the historic town of Tenterden is only about a mile away offering a larger range of facilities.

The property is very well presented with stylish décor throughout, that has undergone many improvements and remodeling in recent times creating a light and bright home. Of special note is 19' sitting room and the open plan 25' kitchen / dining room both of which are perfect for modern day living and entertaining. Outside, the driveway offers parking, the garden is divided into two areas with a decked terrace to the rear and large summerhouse / office with additional storage area with a gate leading through a further area of garden.

Viewing is highly recommended to fully appreciate all this has to offer both inside and out. * No onward chain *

- Detached family home with beautifully presented accommodation
- 25' Kitchen / Diner, 3 Bedrooms & 2 Bath / Shower Room
- Recently upgraded and improved with light, stylish décor throughout
- Driveway parking, summerhouse, decked terrace and attractive gardens
- Walking distance of local schools and shops in St Michaels
- Only about a mile from Tenterden's historic High Street
- Commuter services at Ashford International and Headcorn stations
- Many rural walks to be enjoyed in the surrounding countryside

SITUATION This property enjoys a convenient and popular setting close to the centre of the thriving community of St Michaels, with its range of local amenities including local convenience stores, hardware shop, garage, hairdressers, post office, take away and well regarded primary and secondary schools. Tenterden High Street is only a short distance away and offers a more comprehensive range of shopping, leisure and health facilities. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes). St Michaels is served by several bus routes to the surrounding towns and villages.



The accommodation comprises the following with approximate dimensions : **GROUND FLOOR** Open fronted porch with courtesy lighting. **ENTRANCE HALL** Front door opens into the hallway with staircase to the first floor with understairs cupboard. There is a further built in storage cupboard that is plumbed for and used currently for a washing machine.

CLOAKROOM White suite comprising low level w.c. and wash hand basin. Window to the front. Towel rail.

STUDY / SNUG 7'9 x 7'3. A versatile room currently a snug but would suit both a study / snug depending on buyers requirements. Window to the front.

SITTING ROOM 19'7 x 13'5 maximum. This lovely double aspect room is a perfect space for both winter and summer living. While the attractive fireplace provides a focal point for the sitting room for cosy evenings in, the French doors open onto the terrace and garden making this an ideal place to sit and relax in the warmer months.

KITCHEN / DINING ROOM 25'6 x 13' maximum. With its well-equipped kitchen and adjoining dining area, this room is at the heart of the home and features a range worksurfaces with shaker-style base units, drawers and matching wall mounted units along with a breakfast bar which also offers further work-

top space. The integrated appliances include fridge, freezer and dishwasher. Sink unit with drainer and mixer tap. Space for a range-style cooker with extractor above. The dining area provides ample room for a table, chairs and soft furnishings, this together with the bifold doors to the garden, make this a great sociable room for cooking, dining and entertaining.

FIRST FLOOR LANDING Stairs lead from the ground floor the landing from which all the bedrooms are accessed. Hatch to roof space. Built shelved linen cupboard. Velux-style window to the rear.

BEDROOM 1 & EN-SUITE 19'7 x 13'1 (maximum including storage). This spacious main bedroom with a range of bespoke fitted wardrobe cupboards, is a perfect place to sleep and relax. Velux-style windows to the rear. Door to **EN-SUITE BATHROOM** Contemporary white suite comprising low level w.c. wash hand basin with mixer tap with storage under and panelled bath with shower attachment.

BEDROOM 2 11'5 x 10 max. Window to the front. Built in wardrobe cupboards.

BEDROOM 3 13'5 x 7'9 max. Two velux-style rear windows. Some restricted ceiling height.

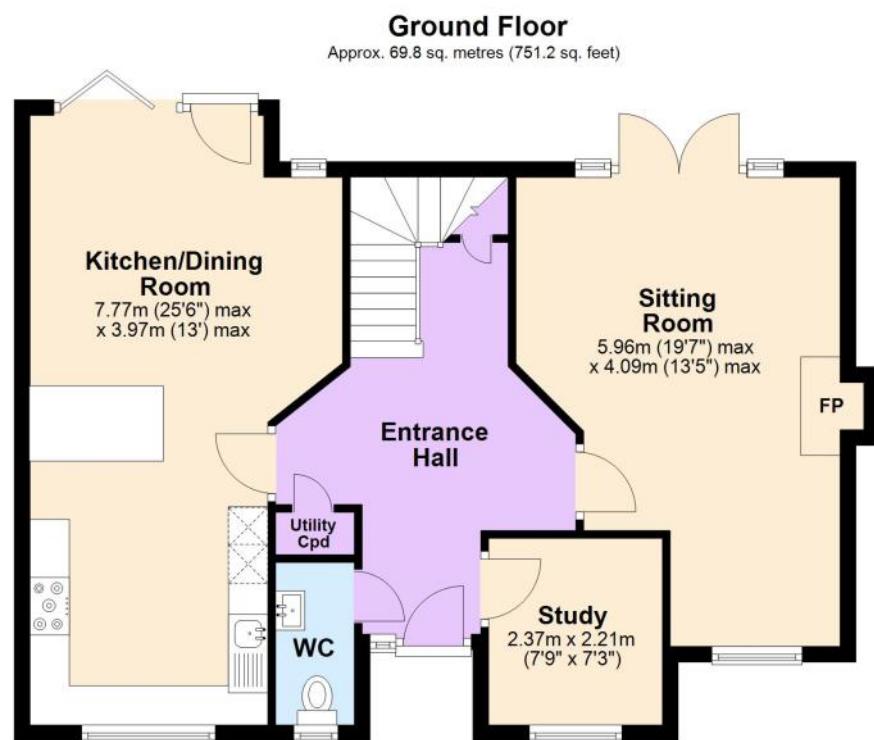
FAMILY BATHROOM A stylish bathroom with suite comprising low level w.c. wash basin with mixer tap on a wooden plinth with storage below, panelled bath with shower attachment and shower screen. Heated towel rail.

OUTSIDE To the front of the property is an area of garden nicely screened by mature hedging with a driveway providing off road parking. A gate to the side leads to the rear garden where there is a large decked terrace ideal space to sit and for alfresco dining with an area of artificial lawn designed for low maintenance. **SUMMERHOUSE** 12'6 x 9'8 (former garage) has glazed double doors opening to the garden being suitable for a number of uses as a home office / games room / studio etc. There is an additional separate store room to the front. A gate then takes you through to an additional area of garden great for pets and children to play, with a number of established plants, shrubs and hedging to the boundaries.

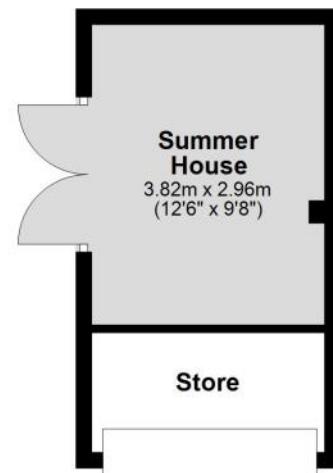
SERVICES Mains water, electricity, gas and drainage. EPC Rating D. Local Authority : Ashford Borough Council.

PLEASE NOTE The driveway is shared with the Malthouse next door, they have right of way across the drive for access to their property.





Outbuilding
Approx. 16.1 sq. metres (173.2 sq. feet)



Total area: approx. 146.6 sq. metres (1578.1 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



