Warner Gray



26a Wheeler Street, Headcorn, Kent TN27 9SJ

26a Wheeler Street, Headcorn, Kent TN27 9SJ

Offers in excess of £385,000

An attractive and well presented modern detached home, offering three bedrooms, two bathrooms and thoughtfully arranged accommodation ideally suited to contemporary living. The light and welcoming interior is complemented by a low maintenance south facing garden, providing a lovely space to relax and enjoy the outdoors.

Further benefits include a useful integral garage, off-street parking for several vehicles and an insulated garden room, offering excellent flexibility.

The location is equally appealing, with village amenities and the mainline station within easy walking distance.

Combining practical features with a convenient setting and an easy to maintain outdoor space, this is a versatile home with broad appeal, equally suited to first time buyers, professionals, couples, retired buyers and young families.

Situation: Headcorn is a thriving village that offers an appealing blend of everyday convenience, a strong community spirit and easy access to the surrounding Kent countryside. Its attractive range of local amenities includes a traditional butcher, bakery, delicatessen, Sainsbury's Local, post office, hardware shop and village pub, alongside a choice of cafés and restaurants. There is also a good range of essential services, including a library, medical centre, dentist, pharmacy and veterinary surgery, together with a well-regarded primary school.

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD Tel 01580 766044 e : info@warnergray.co.uk www.warnergray.co.uk







- Attractive and well presented modern 3 bed / 2 bath detached home
- Deceptively spacious light, bright accommodation throughout
- Insulated modern garden room, providing flexible living space
- Useful integral garage / off-street parking for several vehicles
- Low maintenance, enclosed south facing garden to the rear
- Short walk to village amenities and mainline station
- Regular services to London, Ashford International and Kent coast
- Towns of Tenterden and Maidstone about 9 miles away
- Wide choice of good local schools including Kent Grammars

This well-presented family home offers bright, airy accommodation arranged over two floors, with a thoughtfully designed layout that combines comfortable everyday living with excellent flexibility for working from home and entertaining.

The front door opens into the hallway, which forms the centre of the house and provides storage for boots and cloaks and gives access to the principal ground floor rooms, the downstairs cloakroom and the integral garage.

The modern fitted kitchen is well equipped and offers a practical space for day-to-day cooking. There are a range of modern fitted units, both wall and base with worktops, ceramic sink, built-in NEFF oven with gas hob and extractor above, and space for an American style fridge/freezer.

The generous sitting room provides a comfortable setting in which to relax, with an attractive electric log burner set into a brick fireplace creating an appealing focal point. To the rear, the sitting room opens into a superb insulated modern garden room, complete with a proper roof and currently used as a dining area. With doors leading directly out to the garden, this is a versatile additional living space, ideal for family meals, entertaining friends or simply enjoying the outlook throughout the seasons.

A particularly useful feature is the integral garage, which can be accessed directly from the hallway. Currently used for storage, it also incorporates space for home working and utility purposes, offering considerable practicality and flexibility to suit individual needs.

Upstairs, there are three bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a good size, modern fitted family bathroom.

Outside, the property occupies a good size detached plot, with a driveway providing off-street parking for several vehicles in front of the house and integral garage, which itself has an electric roller door, light and power plus plumbing and space for a washing machine and dryer.

The enclosed south facing rear garden offers a lovely space to relax and enjoy the sunshine, with the benefit of being relatively low maintenance. There is also convenient side pedestrian access, completing the outside space.

Services : Mains: water, electricity, gas and drainage. EPC Rating: D. Local Authority: Maidstone Borough Council. Council Tax Band: E.

Location Finder : what3words: ///skewing.kneeled.motivations

Viewing by appointment through WarnerGray 01580 766044











Total area: approx. 95.0 sq. metres (1022.3 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. 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 of warranty whatsoever in relation to this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.