Warner Gray



20 The Cobs Woodbury Lane, Tenterden, Kent TN30 6JH

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Guide Price : £390,000

Situated in the sought-after retirement development of The Cobs, just a short stroll from Tenterden's attractive tree-lined High Street, this well proportioned two double bedroom home offers a lovely balance of comfort, convenience and a peaceful setting, as well as benefitting from no onward chain.

The accommodation is complemented by an enclosed south facing courtyard garden, en-bloc garage and parking space. With the town's excellent choice of shops, cafés, pubs and restaurants close at hand, along with bus services and lovely countryside walks nearby, this is an ideal setting for enjoying all that Tenterden has to offer.

The Cobs enjoys a particularly convenient position just a few minutes' walk from Tenterden's much loved High Street, making it easy to enjoy the town's many attractions and everyday amenities without having to rely on the car. With its broad, tree-lined avenue, attractive period architecture and welcoming mix of independent shops, cafés and restaurants, Tenterden offers a wonderful setting for retirement living. Alongside its boutiques and galleries, the town has supermarkets, leisure facilities and health services close at hand, helping to make day-to-day life that little bit easier.

Regular bus services connect Tenterden with surrounding villages and nearby towns, providing the opportunity to get out and about, meet friends or explore the beautiful Weald countryside. For those wishing to travel further afield, Headcorn offers mainline rail services to London, while Ashford International provides high-speed connections to London St Pancras in around 37 minutes.

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- No onward chain
- Sought after retirement development in central town location
- Quietly tucked away in a corner of this private cul-de-sac]
- Well proportioned accommodation arranged over two floors
- Two good sized double bedrooms with built-in storage
- Ground floor shower Room and first floor shower room
- Enclosed south facing paved courtyard style garden
- Garage en-bloc and additional parking space to the rear
- Short walk from Tenterden’s High Street and many amenities
- Local bus stops closeby / mainline station at Headcorn

Tucked away in a quiet corner of the cul-de-sac, the property enjoys a pleasant position within this popular retirement development.

To the front, an entrance porch provides a useful sheltered arrival, with an additional store cupboard conveniently positioned to the side.

The entrance hall has stairs rising to the first floor, with a Stannah stairlift already in place should it be required. A large useful storage cupboard beneath the stairs helps keep everyday essentials neatly tucked away, while a ground floor shower room also serves as a cloakroom. This could, if preferred, be adapted to create a utility area with cloakroom facilities.

At the end of the hall is the kitchen, fitted with a range of units and incorporating an integrated under-counter fridge and freezer, together with a built-in electric oven, hob and extractor hood. Pleasant views across the close provide an attractive outlook while preparing meals.

The sitting room is a generous, sunny space, with a feature fireplace housing a gas fire to create a welcoming focal point.

This opens through to the dining room, providing a lovely area for entertaining family and friends. At one end, a study area offers a convenient spot for reading, hobbies or home administration, while a door leads directly out to the rear garden.

Upstairs, the landing has both a cloaks cupboard and an airing cupboard, providing useful additional storage.

There are two good sized double bedrooms, both benefiting from built-in storage, with a shower room conveniently serving both rooms.

Outside

To the front, attractive planting to the front and side softens the approach, with a pathway leading to the entrance porch.

The enclosed rear garden has been paved for ease of maintenance and enjoys a southerly aspect, making it a lovely spot to sit outdoors and enjoy the sunshine. A garage in a nearby block and a separate parking space to the rear complete the property.

Mains: electricity, water and drainage. EPC Rating: E. Local Authority: Ashford Borough Council. Council Tax Band: E.

Agents Note : The Cobs have an age requirement of 55 years and over for occupancy. There is an annual maintenance / service charge of approximately £368.00 - a payment every six months of £184.00 (tbv).

Locationfinder : what3words: ///loose.uppermost.contacts

Viewing by appointment through WarnerGray 01580 766044



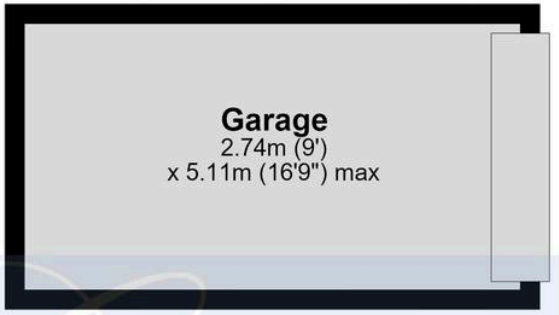






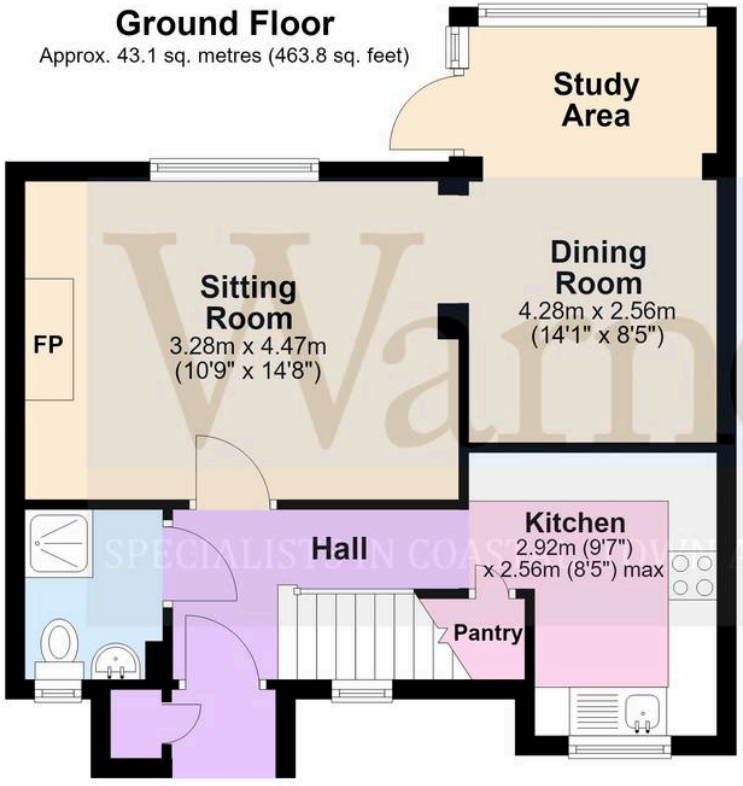
Garage

Approx. 14.0 sq. metres (150.6 sq. feet)



Ground Floor

Approx. 43.1 sq. metres (463.8 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



Total area: approx. 94.4 sq. metres (1015.9 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.