



**September House,  
31a Henley Fields, St Michaels, Tenterden, Kent TN30 6EL**



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Offers in excess of £625,000**

**A much loved detached 5 bedroom / 2 bathroom family home, located in a most secluded setting close to Tenterden and St Michael's, with flexible accommodation, double garage, parking and pretty garden.**

**Tucked away in an unexpectedly private setting, yet right at the heart of a thriving community close to Tenterden and St Michael's, this much loved family home offers the best of both worlds – peace and seclusion without sacrificing everyday convenience. Built by the current owners 26 years ago, the house has been thoughtfully designed and lovingly enjoyed ever since, with generous and versatile accommodation arranged over three floors.**

**The ground floor flows naturally between a series of welcoming living spaces, while five bedrooms and two bathrooms provide plenty of room for family and guests. The lower ground floor adds further flexibility, with a double garage and an additional room currently used as an office.**

**Outside, a private driveway provides ample parking, while the beautifully secluded garden is a real hidden gem, with a sense of discovery around every corner. A wonderfully welcoming home in a remarkably convenient yet peaceful setting.**

**SITUATION:** The property enjoys a convenient position between the centres of St Michaels and Tenterden, both within walking distance, the latter being easily reached via the old railway line which runs close by. The line also provides a pleasant route into the surrounding countryside, with a choice of walks on the doorstep. St Michael's offers an excellent range of local amenities including a post office and convenience store, hardware shop, garage, hairdressers, takeaway, hotel with leisure facilities and spa, renowned farm shop and well regarded primary and secondary schools.

Tenterden High Street is approximately a mile away and provides a wider choice of independent shops, cafés, restaurants and everyday amenities, with leisure and health facilities. There are a number of excellent educational opportunities in the surrounding area, with the property also within the catchment for the sought after Ashford Grammar Schools, Norton Knatchbull and Highworth. For commuters, Headcorn station (8 miles) offers regular services to London with journey times of around an hour, while Ashford International (11 miles) provides the high-speed service to London St Pancras in approximately 37 minutes. St Michael's is also served by several bus routes connecting the surrounding towns and villages.

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**WarnerGray**





Steps lead to the front door, which opens into a welcoming hallway giving access to the principal reception rooms and stairs to the first floor. There is an immediate sense that this is a much loved and carefully looked after home, with a relaxed atmosphere that makes you feel at ease from the moment you arrive. Such is the privacy of the setting that, in warmer months, the front door can be left open to enjoy the fresh air.

Double doors from the hall open into a sociable snug or family room which flows naturally into the kitchen / breakfast room. This is a lovely informal space for family life and entertaining, with the flexibility to use the snug as a dining area if preferred. The good size kitchen is fitted with a range of modern units, integrated appliances and a built-in breakfast table, creating a practical yet sociable heart to the house. A useful utility room sits alongside, with access to the garden and a separate cloakroom.

Returning to the hallway, there are reception rooms on either side. One is currently used as a formal dining room, but its versatility means it could equally become a second sitting room, playroom or teenage retreat. Useful accessible eaves storage along one wall provides plenty of space for the inevitable family clutter. Opposite is the generous double aspect sitting room, a light and airy space with feature fireplace. Double doors lead through to the conservatory, where the garden takes centre stage and provides a wonderfully peaceful backdrop.

Upstairs, there are five bedrooms, providing excellent flexibility for family life, guests or working from home. The principal bedroom has its own en-suite bathroom and useful storage, while the smallest bedroom is currently arranged as a study.



A centrally positioned family bathroom serves the remaining bedrooms, making this a practical and adaptable home for a growing family.

## Outside

The property is approached via a private driveway which leads to a parking area in front of the house and attached double garage. From here, the house and gardens unfold around the property, with steps to the rear leading down to a secret garden area currently used for growing vegetables. It is also here that doors provide access into the rear of the garage and the useful lower ground floor office. This generous additional room is a real asset, offering excellent flexibility as a home office, teenage den, hobby or games room, home cinema or gym. It is a space that could readily adapt as family needs change.

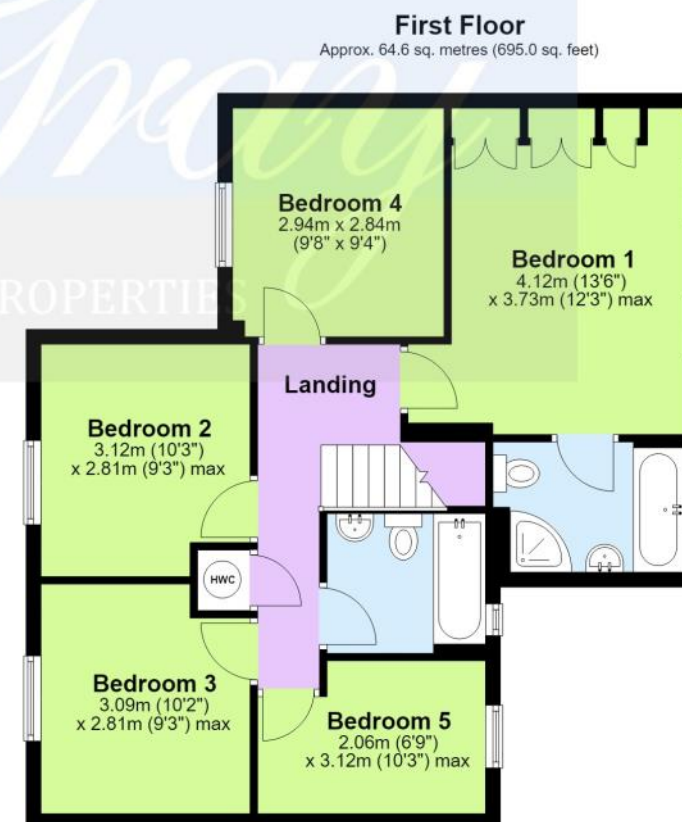
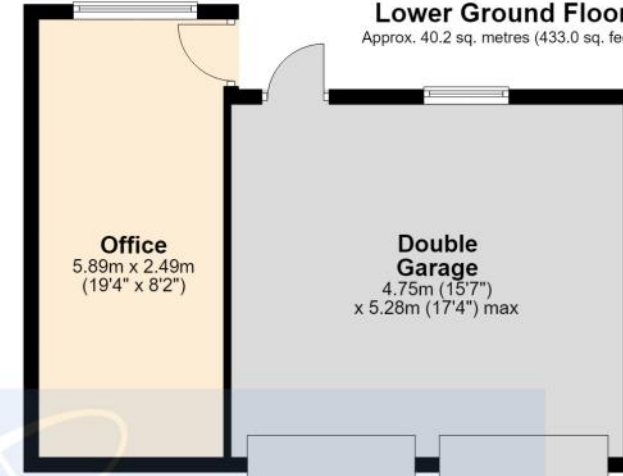
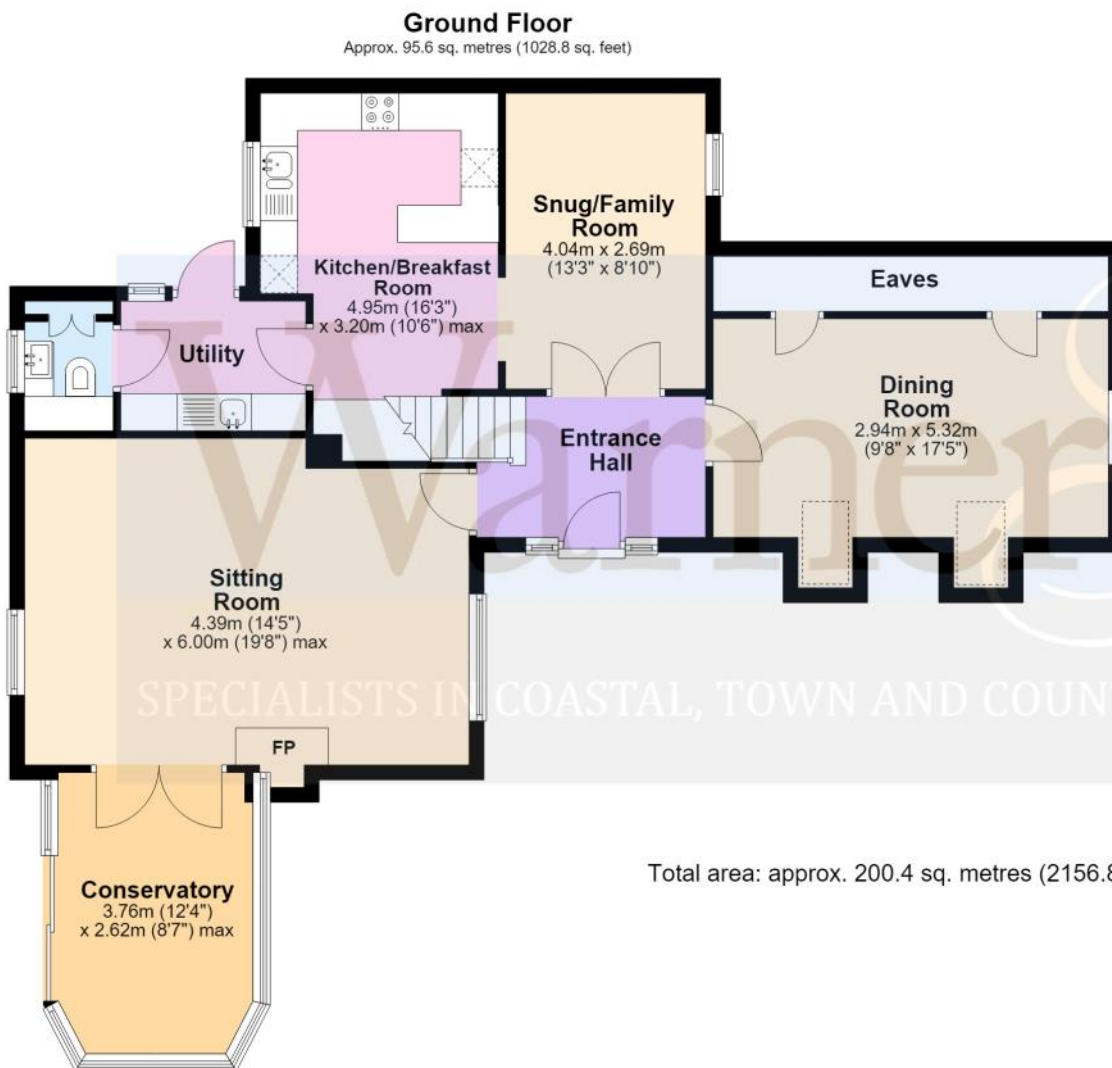
Beyond, the garden becomes a wonderfully private oasis, thoughtfully divided into different areas to enjoy throughout the day. A patio provides a natural spot for outdoor dining, with a pond bordering one side, while a lawn area and further vegetable garden create plenty of space for both leisure and gardening.

**Services:** Mains: water, electricity, gas and drainage. EPC Rating: tba.

Local Authority: Ashford Borough Council. Council Tax Band: F.

Location Finder: what3words: ///cheering.united.underling





Total area: approx. 200.4 sq. metres (2156.8 sq. feet)

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