Warner Gray
10 Oaks Road, Tenterden, Kent TN30 6RD

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Guide Price : £600,000 — £650,000

Handsome three storey Victorian end of terrace villa in a prime tree-lined road, just a short walk from Tenterden High Street, and offering four bedrooms, period character and a mature private garden.

There is something wonderfully reassuring about a Victorian house. Solidly built, generously proportioned and designed with a sense of permanence, these are homes that seem to have a presence all of their own. This handsome Victorian end of terrace villa is a particularly lovely example, offering three floors of beautifully balanced accommodation in a prime position on one of Tenterden's leafy, tree-lined roads.

For those who appreciate period architecture, there is much to admire here. High ceilings, elegant proportions and a wealth of classic Victorian features give the house a wonderful sense of grandeur, while its generous rooms provide the space and flexibility needed for modern family life. The house is perfectly liveable as it stands, while offering the exciting opportunity for a new owner to bring their own ideas and personality to it, with scope for thoughtful updating and the chance to create a home that feels entirely their own.

And then there is the location.
Step outside and within minutes you are in the heart of historic Tenterden, with its charming High Street, independent shops, cafés, restaurants and everyday amenities all within easy walking distance. Morning coffee, an afternoon browse through the shops or an impromptu drink with friends can all be part of everyday life here, without the need to reach for the car.

Despite this wonderfully central position, the house also enjoys its own mature, enclosed garden - a pretty, private retreat that provides a welcome sense of escape from the bustle of town life. It is this combination of space, period character, garden and exceptional convenience that makes this such an appealing Victorian home - a house with the grandeur of a bygone era, ready for its next chapter and offering the chance to create something truly personal in one of Tenterden's most desirable locations.

Situation: Few locations offer quite the same balance of convenience, character and charm as this. Set within Tenterden's Conservation Area, just a few minutes' walk from the town's much-loved High Street, making it easy to enjoy everything this historic town has to offer. Tenterden has a appealing sense of place, with its broad tree-lined avenue, beautiful period architecture and shops, cafés and restaurants creating a lively yet relaxed atmosphere. Alongside its boutiques and galleries, there is a range of everyday amenities, national retailers, leisure facilities and health services, ensuring that almost everything you need is close at hand. The town is also an excellent choice for families, with a number of schools within easy reach, while the property falls within the catchment area for the Ashford Grammar Schools.

Headcorn station offers mainline services to London in around an hour, while Ashford International provides high-speed trains to London St Pancras in about 37 minutes. There are also a number of bus routes connecting Tenterden with surrounding villages and nearby towns, making it easy to explore the wider Weald and enjoy the best of both town and country living

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The entrance to the house is beneath an especially attractive part-glazed weather porch, topped by an elegant metal canopy that immediately hints at the Victorian character within.

The front door opens into a welcoming entrance hall, from where the handsome staircase rises gracefully through the upper floors. There is useful storage beneath the stairs, together with space in the hall for coats and everyday essentials.

To the front is the light and bright sitting room, a wonderfully welcoming space centred around a large bay window that draws in plenty of natural light. An attractive period fireplace creates a natural focal point, while display shelving with built-in cupboards beneath sits to either side. This is a room that feels made for family life and entertaining, hosting friends or simply enjoying a quiet evening together.

On the opposite side of the hall is a second reception room, slightly more intimate in scale and offering the perfect snug or family room. With another attractive fireplace, it is a cosy space to relax, while an original stripped-pine display unit with storage beneath fills the alcove beside the fireplace, adding yet more period charm. This room leads naturally through to the kitchen, creating a particularly useful connection for family life.

The kitchen is a good size, fitted with painted base and wall units, a selection of integrated appliances and useful built-in storage. A window provides a lovely view through into the dining room beyond, helping to maintain a sense of connection between these sociable spaces.

The dining room is a more recent addition to the house and provides a generous space for family meals and entertaining. There is the potential, if desired and subject to the necessary consents, to open this room up into the kitchen, creating a larger, more contemporary kitchen and dining space at the heart of the home.

To one end is a useful utility area with plumbing for a washing machine, while a handy cloakroom is tucked away at the very rear.

The first floor landing provides access to two generous double bedrooms, both retaining the wonderful period detail of feature fireplaces, a charming feature that continues throughout all four bedrooms.

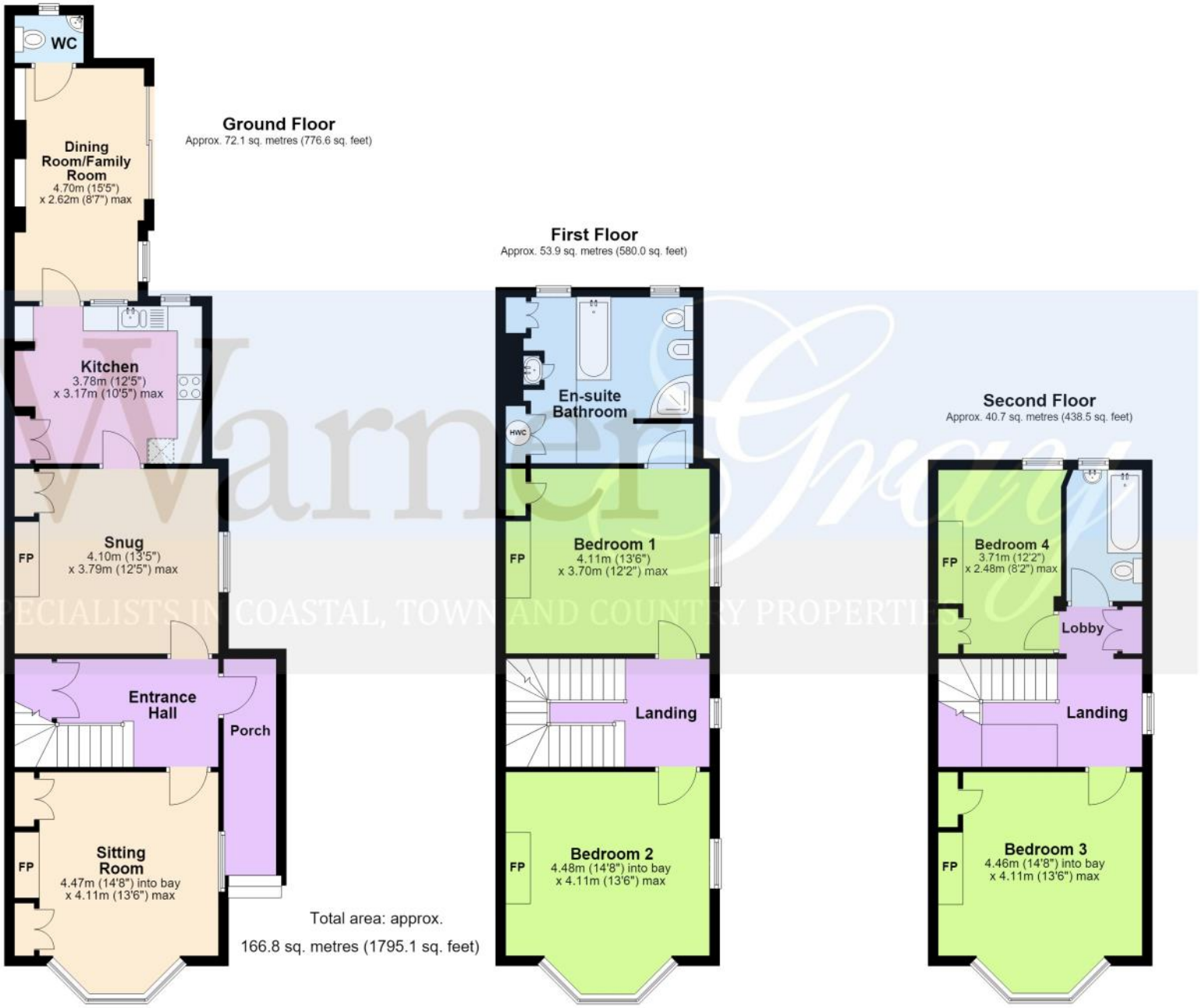
The principal bedroom is particularly well served by a large en-suite bathroom, complete with separate bath and shower. Bedroom two is a light and airy room with the benefit of the large bay window to the front, making the most of the elevated position.

Up on the second floor, the period character continues. There is a large double bedroom with its own bay window and wonderful views extending across Elmfield and Oaks Road towards the countryside beyond. The fourth bedroom is a single room, while a family bathroom on this floor completes the versatile accommodation.

Outside, the approach to the house is every bit as attractive. A wrought-iron gate and railings, set between handsome brick pillars, provide an elegant entrance, while the gravelled front garden creates a neat and welcoming setting.

A gate to the side leads to the rear garden, which feels wonderfully private and secluded – a real retreat from the outside world. Designed as a series of three distinct areas, this charming courtyard style garden offers a lovely variety of spaces to sit, relax and enjoy the outdoors. Closest to the house is a patio seating area, with steps leading up to a gravel garden planted with lavender. An archway within the trellis then draws you through to the upper part of the garden, where a predominantly lawned area provides a further place to relax. Here, there is also a useful potting shed/greenhouse and a substantial timber shed with electricity.

Agent's Note As is often the case with period properties of this type, there is a traditional right of access across the rear of the property serving the neighbouring attached house.
Services Mains: water, electricity, gas and drainage. EPC tba. Local Authority: Ashford Borough Council. Council Tax Band: F. Location Finder : what3words: ///royal.yourself.duplicity



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