

Warner Gray



6 Craythorne, Tenterden, Kent TN30 6SD

Price Guide : £410,000

This spacious 2 double bedroom / 2 shower room detached chalet bungalow with courtyard garden, garage and off-street parking, enjoys a highly desirable and convenient location towards the end of a private cul-de-sac just a short walk from the picturesque centre of Tenterden and its many amenities.

Although perfectly liveable as it stands, there is much in the way of potential here, including the possibility of extending the accommodation into the integral garage if desired, subject of course to the necessary permissions.

The current accommodation consists of a spacious entrance hall, large double aspect sitting / dining room, conservatory, good sized modern kitchen / breakfast room, ground floor bedroom and shower room, and to the first floor, a principal bedroom suite with wet room, dressing area and eaves space.

Outside, a south facing patio next to the conservatory makes a sunny place to sit and there is also a beautiful rose garden to the front. The property can be approached from two ways with access to an off-street parking space and the garage to the rear, and access to a drive from the front which offers further parking to the side of the house.

All of the local amenities are within a short walk which is what makes this location so popular

- Attractive detached two double bedroom chalet bungalow
- Deceptively spacious accommodation over two floors
- Large sitting / dining room and kitchen / breakfast room
- Attached garage with further potential (stpc)
- South facing patio to rear / rose garden to front
- Off Street parking for up to four vehicles to front and rear
- Most favoured sought after cul-de-sac location
- Short walk to town centre and local amenities
- Mainline station to London from Headcorn and Ashford
- No onward chain

SITUATION: 6 Craythorne is situated in a tucked away position towards the end of a private cul-de-sac, just a short walk from the picturesque High Street of Tenterden, with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. A variety of educational opportunities exist in the town, all of which are within walking distance, and it is also within the catchment for the Ashford Grammar Schools. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (a journey time of about 37 minutes). Tenterden is served by several buses to the surrounding towns and villages

www.warnergray.co.uk
info@warnergray.co.uk Tel : 01580766044

Warner Gray



HALLWAY The front door opens into a spacious hallway where there is built-in storage for cloaks and room for free standing furniture. Open storage above built-in cloaks cupboard. Velux window. Doors to integral garage at one end of the hall and the sitting / dining room at the other.

SITTING ROOM / DINING ROOM 27'1 x 15'0. A large, light, double aspect room with good size open plan sitting / dining areas. A window to the front gives views over the rose garden and close beyond and a sliding patio door at the rear gives access to the conservatory.

CONSERVATORY 11'5 x 9'0. This sunny conservatory provides a tranquil place to eat, sit and relax. Door to outside and patio.

KITCHEN / BREAKFAST ROOM 16'8 x 11'7. A lobby from the sitting room leads to the modern kitchen / breakfast room. The kitchen is fitted with a range of units with worktop, sink with mixer tap and drainer. Gas hob with extractor above. Built-in eye level electric double oven. Slimline dishwasher and space for upright fridge/freezer.

A very useful island unit with large pan drawers gives extra prep space and good amounts of storage. To one end of the room is an area for a breakfast table and chairs. Door to garden.

BEDROOM 11'6 x 9'8. This handy ground floor bedroom could be used for a number of different purposes if desired. A downstairs shower room serves this bedroom.

SHOWER ROOM Comprises corner shower, wash basin, WC and heated towel rail. Tiled floor and walls.

FIRST FLOOR DRESSING ROOM 11'4 X 9'11. Stairs from the ground floor lead to a dressing area which provides plenty of storage possibilities. Built-in cupboard above stairs. Access to eaves space (unmeasured). Velux window.

BEDROOM 1 12'6 x 10'10. Accessed via the dressing area, this light, bright, airy bedroom, which has a large picture window to the rear and en-suite wet room, is a very calming space to relax at the end of the day. Access to eaves space (unmeasured).

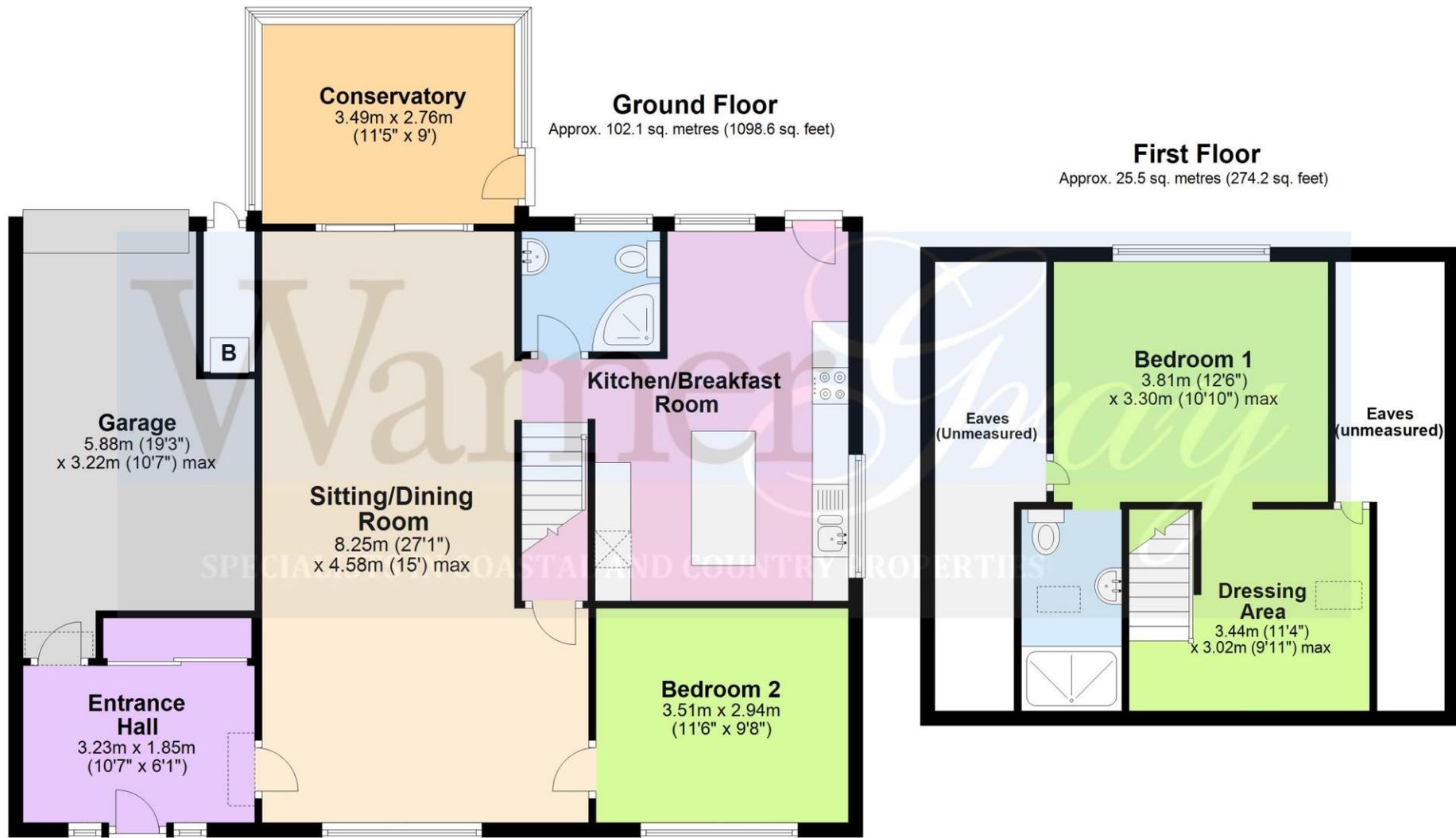
EN-SUITE WET ROOM a wet room style shower, wash basin, WC and heated towel rail. Velux window.

GARAGE 19'3 x 10'7. This useful space, which has an up and over door, light and power, has the potential for conversion, subject to the necessary permissions. Access to the garage is from the lane at the rear of the property.

OUTSIDE To the front of the property is a pretty rose garden, to the side of which is a driveway providing parking for up to 3 vehicles. A gate takes you through to the rear of the property where there is a south facing patio to one side of the conservatory, and to the other, a further drive providing off-street parking for one vehicle in front of the integral garage. The store housing the Boiler can also be accessed from this area. NB: We understand that this property has a vehicular right of access at all times over the unmade lane to the rear of the property.

SERVICES Mains: water, electricity, gas and drainage. EPC Rating: C. Local Authority: Ashford Borough Council. what3words: //benched.belong.stooping





Total area: approx. 127.5 sq. metres (1372.8 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.



