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Ox Lane, St. Michaels, Tenterden

Oak House, Ox Lane, Tenterden, TN30 6PE

Guide Price £675,000 - £700,000

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GUIDE PRICE £675,000 - £700,000 Spacious detached family home offering four bedrooms, two bathrooms, two generous reception rooms, study, conservatory and double garage with room and cloakroom above offering flexible accommodation ideal as a fifth bedroom, workspace or studio, located on a desirable lane within easy reach of both St. Michaels village and Tenterden High Street.

The accommodation offers an entrance hall with stairs to first floor with storage cupboard beneath and doorways leading to a useful utility room, cloakroom with WC, study with window overlooking the front (currently used as a bedroom) and a spacious sitting room with feature fireplace and attractive pillared archway opening onto an equally spacious dining room with sliding doors out to a generous conservatory and further doorway leading to the kitchen.

The bright kitchen boasts two large windows offering views out over the garden and is fitted with a range of shaker style wall and base units, large range cooker with extractors above and space for further appliances.

The first-floor accommodation offers the master bedroom with fully tiled en-suite shower room, three further double bedrooms and a fully tiled family bathroom.

Externally, the garden is a particular feature of the property and offers an abundance of mature trees and shrubs with large lawn area and summer house and backs onto woodland. To the front is a generous driveway providing ample off-road parking and a double garage with external stairs leading to a room above with cloakroom/WC, currently used as a bedroom but offering flexible use.

The property is situated on desirable lane within easy reach of both St. Michaels village and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants.

The property is ideally located for a range of schools including St Michaels Primary School, Tenterden Infants and Junior schools and Homewood Secondary school. The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa.

Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure – Freehold
Council Tax Band G
Services – Mains Electricity, Water, Drainage and Gas Central Heating.
Broadband – Average Broadband Speed 8mb – 1800mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low















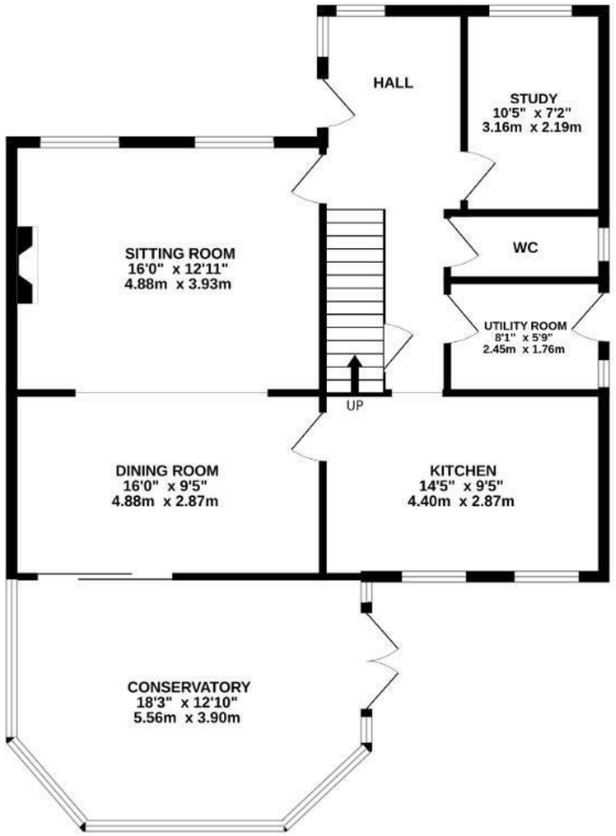




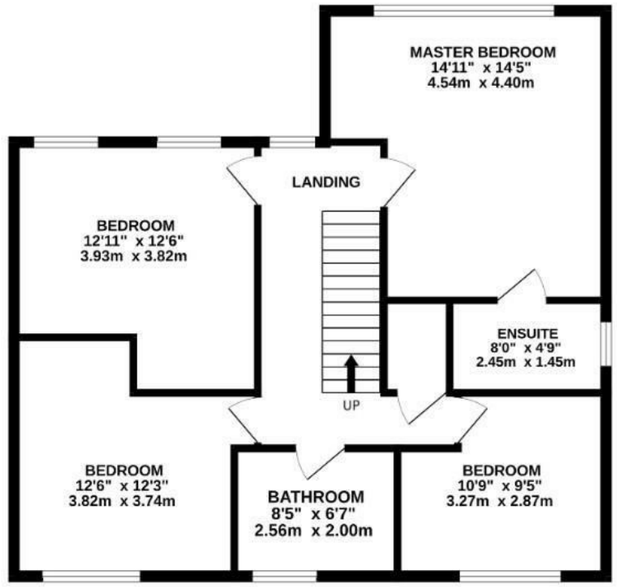




GROUND FLOOR
990 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.

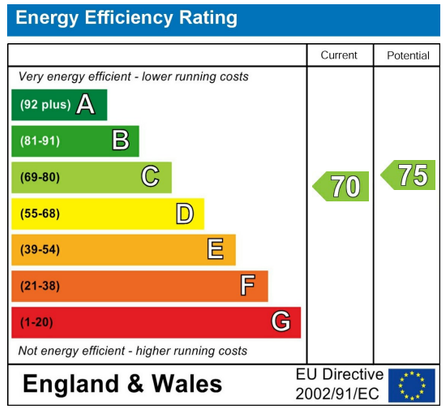


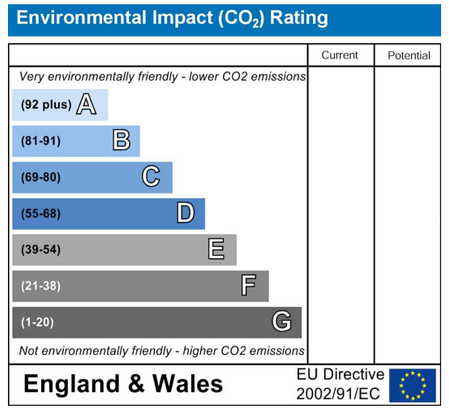
TOTAL FLOOR AREA : 1766 sq.ft. (164.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Council Tax Band: G

- GENEROUS FOUR/ FIVE BEDROOM DETACHED FAMILY HOME
- EN-SUITES AND FAMILY BATHROOM
- LARGE REAR GARDEN BACKING ON TO WOODLAND
- DOUBLE GARAGE AND LARGE DRIVEWAY
- POTENTIAL ANNEXE ACCOMMODATION ABOVE GARAGE
- POPULAR LANE LOCATION
- COUNCIL TAX BAND G
- EPC RATING C





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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