



'Our Focus Determines Your Reality'



Smallhythe Road
Tenterden
Kent
TN30 7LU



Entrance Hall * Sitting Room * Dining Room
Kitchen/Breakfast/Family Room * Utility Room * Cloakroom

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Additional Bedroom * Family Bath/Shower Room

Approx. 0.26 Acres * Garage * Driveway Parking



ATTRACTIVE DETACHED FAMILY HOME

Situated on the outskirts of the picturesque Cinque Port town of Tenterden and believed to date from the mid-1930s with a later two storey extension, this attractive detached family home sits in approximately 0.26 acres and is presented in immaculate order throughout. The well-proportioned rooms are filled with light and the bedrooms on the first floor all enjoy views over the adjoining countryside.

The accommodation consists of an entrance hall, triple aspect sitting room with doors to the garden, and fireplace with log burning stove, dining room, stunning double aspect kitchen/breakfast/family room with doors to the garden, and fireplace with log burning stove, utility room with doors to outside and cloakroom on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room and built-in storage, two further double bedrooms, an additional bedroom, and a family bath/shower room.

Outside the driveway is bordered with a stone path, lawn and flower and shrub beds, and provides ample parking and leads to the garage. A gate opens to the rear garden which is laid to lawn with an area of paved terrace, mature flower and shrub borders, well-established hedging, a greenhouse, and vegetable garden.



TENTERDEN

Tenterden is a picturesque, Cinque Ports town with a tree-lined high street offering a comprehensive range of shops, including Waitrose and Tesco Supermarkets, cafés, bars, pubs, and restaurants.

Locally there are several sporting facilities, including a leisure centre and several golf courses.

SCHOOLS AND CONNECTIONS

There is a variety of well-regarded schools in the area for children of all ages, from girls' and boys' grammar schools in Ashford to a number of private schools including Cranbrook, Dulwich, Bethany, Marlborough House, St. Ronan's, and Benenden.

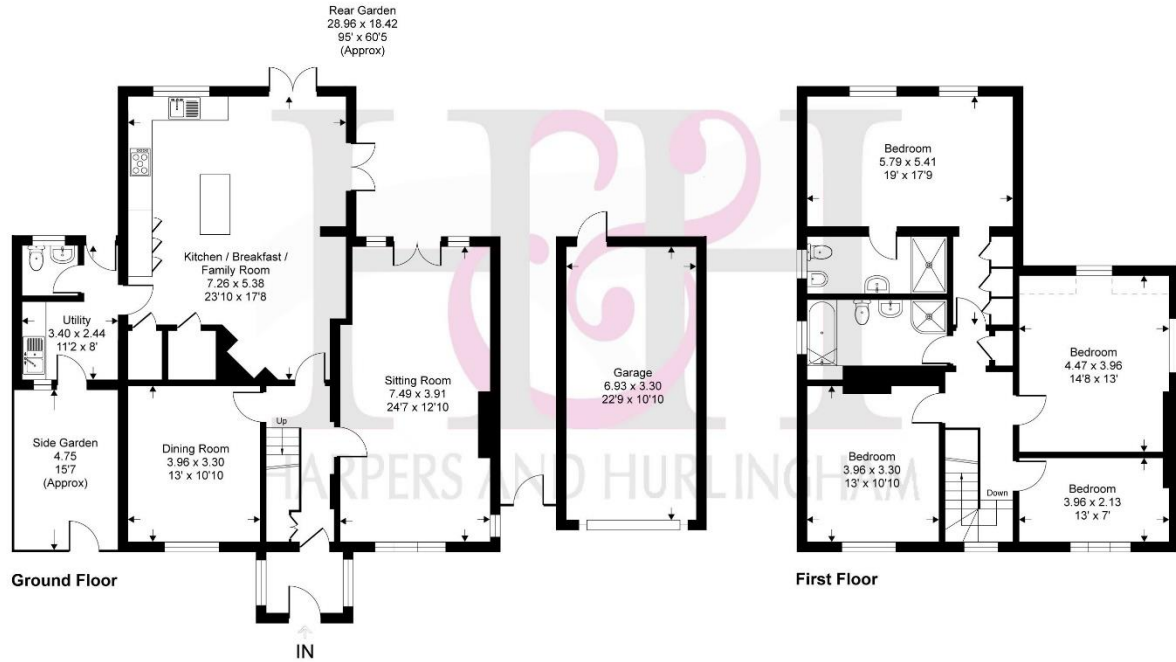
Mainline rail services to London Charing Cross, London Bridge, Cannon Street, Victoria, and St Pancras International are available from Headcorn and Ashford, which also has its own international station.





St John's House, TN30

Approximate Gross Internal Area = 187 sq m / 2016 sq ft
Approximate Garage Internal Area = 23 sq m / 246 sq ft
Approximate Total Internal Area = 210 sq m / 2262 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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SERVICES

Mains electricity and water. Oil fired central heating. Cess pit drainage located in the rear garden.

Ashford Borough Council - Council Tax Band F

EPC Rating: D

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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