



26 Homewood Road  
Tenterden TN30 7AU



## 26 Homewood Road, Tenterden, Kent TN30 7AU

**Price Guide : £845,000**

A beautifully presented and spacious detached four-bedroom home, complete with a separate one-bedroom annexe. Ideally located within close proximity to the town centre, offering convenient access to a wide range of amenities, shops, and schools. A driveway at the front provides ample parking, while the extensive rear terrace and well-maintained lawned garden create an ideal setting for this outstanding family home.

Internally, the accommodation is stylishly presented in light décor with a welcoming hallway, generous reception rooms and at the heart of the home is the stunning open-plan room / dining / kitchen with skylights and glazed doors opening onto the terrace and garden flooding the room with natural light. There are four generous bedrooms one with an en-suite wet room and a family bathroom all with smart, contemporary finishes.

The property is further enhanced by the self-contained annexe which is ideal for family / guests or working from home (subject to any necessary consents).

Homewood Road is a popular road within close proximity of the historic high street and a short walk from Knock woods to enjoy the wildlife and miles of nature footpaths.

- Outstanding detached family home with separate annexe
- 4 Bedrooms, 2 well-appointed bath / shower rooms
- Beautifully presented spacious accommodation
- Stylish bright décor with modern fixtures and fittings
- Stunning 28' family room / dining / kitchen breakfast room
- Ideal for entertaining with glazed doors overlooking the garden
- Smart modern kitchen with integrated appliances
- Annexe Entrance / Garden Room, Bedroom, Kitchen / Sitting Room & Shower
- Parking for several cars on the driveway with area of front lawn
- Extensive terrace ideal for relaxing and attractive large lawned garden
- Easy reach of knock woods— ideal for country walks
- Viewing highly recommended to fully appreciate all on offer

13 East Cross, Tenterden, Kent TN30 6AD  
01580 766044

[e.info@warnergray.co.uk](mailto:e.info@warnergray.co.uk) [www.warnergray.co.uk](http://www.warnergray.co.uk)

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**SITUATION** Homewood Road is a popular and desirable area on the edge of the picturesque High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants, national names, leisure and health facilities. There is a wide choice of good local schools within walking distance and the property comes within the catchment for the well regarded Ashford Grammars. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to London St Pancras (about 37 minutes). Tenterden is served by several bus routes.

On the ground floor there is a spacious **ENTRANCE HALL** with staircase to the first floor and door to the **LIVING ROOM / STUDY** 13'10 x 9'11, which is a good size versatile reception room with window to the front garden.

The stunning open plan **FAMILY / DINING ROOM / KITCHEN** 28'6 x 23'9 is indeed the heart of the home and certainly provides the 'wow' factor with stylish oak flooring and underfloor heating, it offers a flexible layout to suit individual tastes. The rooflights provide an abundance of natural light whilst the back glazed doors invite you out to the terrace and rear garden ideal for summer entertaining. The family area also offers a contemporary woodburning stove for cosy winter evenings and there is also ample space for dining table and chairs.

The sleek, modern kitchen features generous worktop space and a central island that doubles as a breakfast bar, complete with drawers and storage cupboards beneath. There is a range of worktops, sink unit and drainer, fitted hob with overhead extractor and separate double oven, as well as an extensive built-in cupboards and drawers offering ample storage.

Just off the kitchen is a conveniently located **UTILITY ROOM** with space for a washing machine and a **CLOAKROOM** with low level w.c. sink unit and central heating boiler.

From the family area, there is access to the **SITTING ROOM** 18'3 x 10'10, which again is a lovely, bright versatile room and large window to the front.

The large First Floor **LANDING** has an airing cupboard and hatch to roof space. The wonderful **PRINCIPAL BEDROOM SUITE** 18'1 x 15'4 has fitted wardrobes and contemporary **WET ROOM** with a large shower and stylish tiling. There are three further bedrooms; **BEDROOM 2** 14'2 x 11'3 with a large window to the front and fitted wardrobes cupboards. **BEDROOM 3** 10'11 x 9'10 window overlooking the rear garden. **BEDROOM 4** 10'11 x 9' window to the front and fitted wardrobe cupboards.

The generous **FAMILY BATHROOM** is also fitted with a smart, modern suite.

**OUTSIDE** To the front of the property there is driveway parking for several vehicles and a well maintained lawned garden providing a smart, welcoming first impression. To the rear there is a large terrace and delightful lawned garden both offering a perfect spot to relax with ample room for alfresco dining / barbecue area, chairs etc. - making it great for warm-weather entertaining, late summer evenings, or simply unwinding with friends. There is also a large **SUMMERHOUSE** with power and light suitable for a number of purposes and a useful **GARDEN STORE**.

The **ANNEXE** is a great addition with potential for many uses for guests, overflow family living, working from home, studio etc. subject to any planning consent comprising **ENTRANCE / GARDEN ROOM** 8'1 x 7'2, **KITCHETTE / SITTING ROOM** 14'7 x 9'3, **SHOWER ROOM AND BEDROOM** 11'5 x 9'6. There is separate side access to the annexe from the front of the property and also from the rear of the house.

**SERVICES** : Mains water, electricity, gas and drainage. EPC: C Local Authority: Ashford Borough Council







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