



**1 Martins Close,  
Tenterden, Kent TN30 7AJ**



## 1 Martins Close, Tenterden, Kent TN30

Price Guide : £775,000

A handsome detached four bedroom family home enjoying a highly desirable cul-de-sac setting in one of Tenterden's most popular locations being within easy reach of the historic town centre.

This well presented , attractive modern Georgian-style property offers many characteristic features throughout including a charming entrance porch, large windows and French doors, high ceilings and an attractive fireplace all of which add to the overall appeal of this welcoming family home.

A particular feature is the wonderful open-plan 22' kitchen / dining room with French windows opening onto the garden, this is an ideal room for both cooking and socialising and the elegant adjacent sitting room is perfect for entertaining. On the first floor there is a spacious landing, the principal bedroom suite has an en-suite shower room and dressing room, guest bedroom 2 and bathroom, whilst the second floor offers two bedrooms and a shower room.

There is a low maintenance garden to the front with drive providing off road parking space to the side and to the rear is a generous paved terrace and large rear garden mainly lawned with a variety of flowering plants and shrubs.

This picturesque town offers a range of shopping facilities, boutiques, cafes, restaurants, supermarkets, antique shops, leisure centre and schools. Mainline stations are within a short drive at Headcorn and Ashford International.

- Handsome detached four-bedroom family home
- Desirable cul-de-sac close to the historic town of Tenterden
- Neo-Georgian style with many charming features throughout
- Stunning open-plan 22' kitchen/dining room with French windows
- Principal bedroom suite, shower room & dressing room.
- Additional guest bedroom and family bathroom on the first floor.
- Two more bedrooms and shower on the second floor.
- Drive and parking space to one side
- Expansive garden with terrace, flowers and plants
- Convenient and easy access to all amenities

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**SITUATION** The picturesque Tenterden High Street is well known for its abundance of independent shops, small cafes and restaurants together with a comprehensive range of national shopping names, leisure and health facilities. There is a wide range of excellent state / independent including well-regarded primary, junior and secondary schools within walking distance. Headcorn Station offers services taking about an hour and Ashford International station has the high-speed service to St Pancras (about 37 minutes).

**The accommodation comprises the following with approximate dimensions :** **ENTRANCE HALL** A welcoming hallway with stairs to the first floor and understairs cupboard. Doors to: **CLOAKROOM** with w.c. and wash basin. Front window.

**SITTING ROOM** 21'7 x 13'10. A wonderful triple aspect room French doors to the terrace and garden. Attractive feature fire-place with decorative surrounds makes a ideal focal point.

**KITCHEN / DINING ROOM** 22'9 x 19'1. This impressive farm-house kitchen is fitted with an extensive range of Shaker-style units offering ample storage with a combination of cupboards and drawers set beneath elegant work surfaces. A matching island with a breakfast bar provides additional workspace and seating. There is an inset double sink with mixer tap, integrated fridge freezer and tiled recess providing ideal space for a range-style cooker.

Ample space for dining table, making it a perfect room for cooking and socialising with French doors to the terrace and garden.

**UTILITY ROOM** a good size room with further worktop space, sink and ample space for appliances with door to a useful **STORE** to the front. There is also a **REAR PORCH** / boot room with stable door access to the rear garden.

From the hall, there is access to the **STUDY / FAMILY ROOM** 16'6 x 9'3 which is a versatile double aspect room with windows to the front and side. Built in cupboards.

**FIRST FLOOR** There is a generous **LANDING** with window to the front and access to the second floor. Doors to:

**PRINCIPAL BEDROOM SUITE** 12'4 x 11'10, being a light and bright double room offering garden views, with archway through to the **DRESSING ROOM** 12'5 x 9'4 (excluding storage) with built-in wardrobe cupboards and windows to front and side. The **EN-SUITE SHOWER ROOM** has stylish décor and is fitted with a white contemporary suite.

**BEDROOM 2** 10'7 x 9'9 is a double aspect room with built in airing cupboard. The large **FAMILY BATHROOM** completes the first floor with freestanding bath, shower cubicle, wash hand basin and low level w.c.

## SECOND FLOOR

**BEDROOM 3** 13'2 max x 8'6 with **EN-SUITE SHOWER ROOM** with a white suite and door to **BEDROOM 4** 12'10 x 8'9 access to useful eaves storage space.

**OUTSIDE** At the front, there is a small garden with a lawn garden, bordered by a low brick retaining wall, along with a pathway leading to the front entrance porch. To one side, you'll find a hard-standing driveway offering off-road parking. At the rear, a spacious terrace provides the perfect spot for relaxation and al fresco dining overlooking the large well-stocked garden. The garden is predominantly lawned and features a variety of established flowering plants, shrubs, and bushes, adding vibrant colour and interest, along with a **SUMMERHOUSE**. There is a gated access from the rear garden leading onto Eastgate Road.

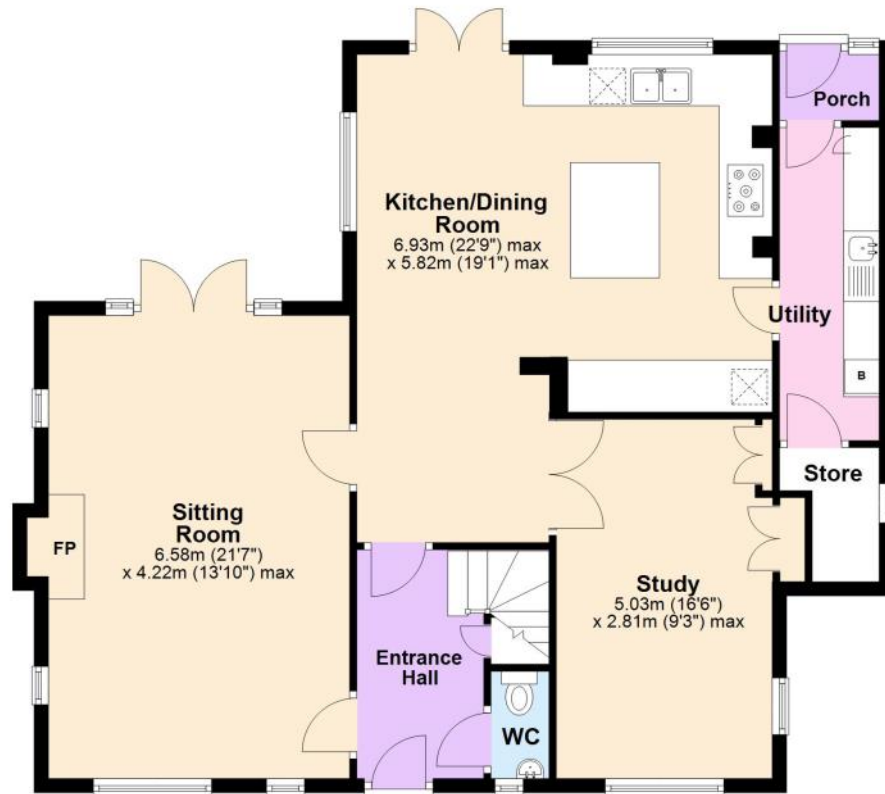
**SERVICES** Mains water, electricity, gas and drainage. EPC : Local Authority : Ashford Borough Council. Location finder: what3words: ///bends.buck.transit

**VIEWING** through WarnerGray 01580 766044



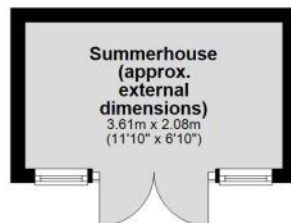
## Ground Floor

Approx. 100.0 sq. metres (1076.2 sq. feet)



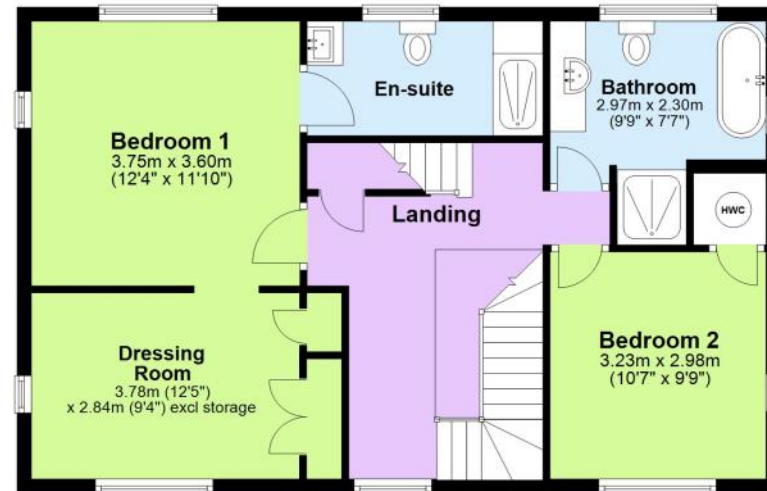
## Summerhouse

Approx. 7.5 sq. metres (80.9 sq. feet)



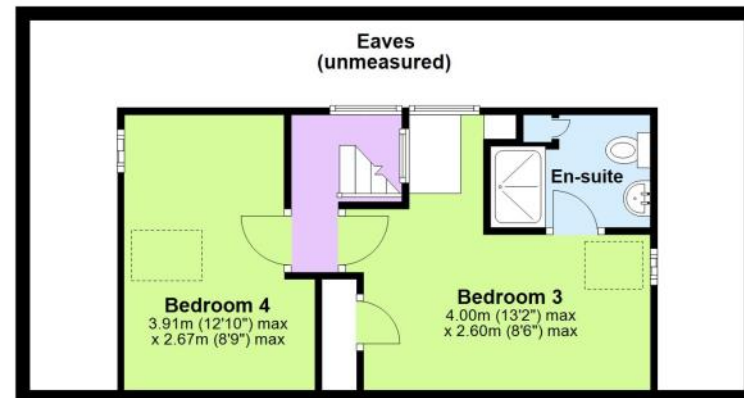
## First Floor

Approx. 66.3 sq. metres (713.5 sq. feet)



## Second Floor

Approx. 52.4 sq. metres (564.2 sq. feet)



Total area: approx. 226.2 sq. metres (2434.7 sq. feet)

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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