

Warner Gray



48 Danemore, Beachy Path,  
Tenterden TN30 6RS



**48 Danemore, Beachy Path, Tenterden, Kent TN30 6RS**

**Guide Price £475,000**

This stylish and modern two bedroom semi-detached home, set in a convenient tucked away location close to the town, was built approximately six years ago, having been thoughtfully designed and offering a contemporary feel throughout.

The spacious accommodation is well presented in bright, neutral décor and is flooded by natural light thanks to the stunning open plan kitchen / dining / sitting room on the ground floor with high vaulted ceiling, this versatile room is perfect for both relaxing and entertaining bringing everyone together. The property also offers a flexible layout to adapt to any lifestyle and with many built in cupboards and ample storage - a true essential in today's world.

The beautifully landscaped cottage garden is attractively planted and maintained offering an abundance of flowers including jasmine, lavender, acer, hydrangea, clematis and roses to name but a few. This is an ideal space in which to relax, unwind and enjoy the outlook, with space for garden table and chairs.

The property also benefits from off road parking to the front for two vehicles and is ideally located within walking distance of the picturesque high street with its excellent range of shopping facilities.

**AGENTS NOTE :** Occupancy is restricted to over 55's

- Stylish two-bedroom semi-detached home built about six years ago
- Thoughtfully designed with a contemporary feel throughout
- Bright and spacious interior presented in natural décor
- Stunning open-plan kitchen/dining/sitting room with high vaulted ceiling
- Abundance of natural light enhances the living space
- Beautifully landscaped garden with a rich variety of plants and flowers
- Terrace offering a place to sit and enjoy year-round colour and interest
- Off-road parking available for two vehicles at the front
- Ideally within walking distance to a picturesque high street
- Close to a wide range of excellent shopping facilities and local amenities



**SITUATION** Set in a desirable, tucked away area within easy reach of the picturesque High Street which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, banks, 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 and independent 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 (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

**GROUND FLOOR** Open front undercover porch with courtesy lighting and front door opening to the **ENTRANCE HALL** with staircase to first floor and large understair storage area.

**SHOWER ROOM** Fitted with a smart contemporary suite comprising large tiled shower cubicle with glazed panelling, low level w.c. and wash hand basin. Towel rail. Window to the front.

**KITCHEN / DINING ROOM / FAMILY ROOM** 21'9 x 13'7.

This is a wonderful open plan room with its vaulted ceiling it certainly provides the 'wow' factor' offering a flexible lay-out to suit individual tastes. The large windows high level provide an abundance of natural light whilst the glazed doors invite you to the terrace and garden - ideal for entertaining. The kitchen provides generous worksurfaces with base cupboards and drawers and matching wall units with discreet lighting. Integrated appliances include a fridge / freezer, induction hob with extractor fan and separate double oven. Stainless steel sink with drainer and mixer tap. A built-in dishwasher and washing machine adds extra convenience. With ample space for a table and chairs, it's an ideal room for cooking, entertaining and gatherings.

**BEDROOM 2** 16'5 x 9'4 Accessed from the hall, this versatile room could be used for individual needs with a large window to the front and door into the family room / kitchen.

**FIRST FLOOR SNUG / STUDY AREA** 21'9 x 5'10. This is a large galleried area overlooking the main living space, has an abundance of natural light and is currently used as a study area with space for a desk and chairs and a useful built in storage cupboard with central heating boiler.

**BEDROOM** 16'2 x 14'6. A light double bedroom with large window to the front and Juliet balcony. Fitted walk in wardrobe cupboards with excellent storage space. Door to **EN-SUITE SHOWER ROOM** featuring a sleek white suite, a contemporary shower cubicle, a wash basin, and a low-level w.c. The stylish tiling enhances the space in which to relax at the end of the day.

**OUTSIDE** To the front and one side of the property are well stocked flower beds providing a welcoming first impression. The open porch also has two large built-in cupboards perfect for outside storage and a gate to the side gives access to a practical space for wheelie bins and useful garden shed. To the rear is a beautiful, landscaped cottage garden, carefully designed and planted by our vendors, it features a wide variety of popular flowers including amelanchier, snowdrops, verbena, lavender and allium. There's also room for a table and chairs, perfect for outdoor seating and al fresco dining. The property also benefits from two parking spaces to the front.

**SERVICES** : Mains water, electricity, gas and drainage.

**EPC** B Local Authority: Ashford Borough Council

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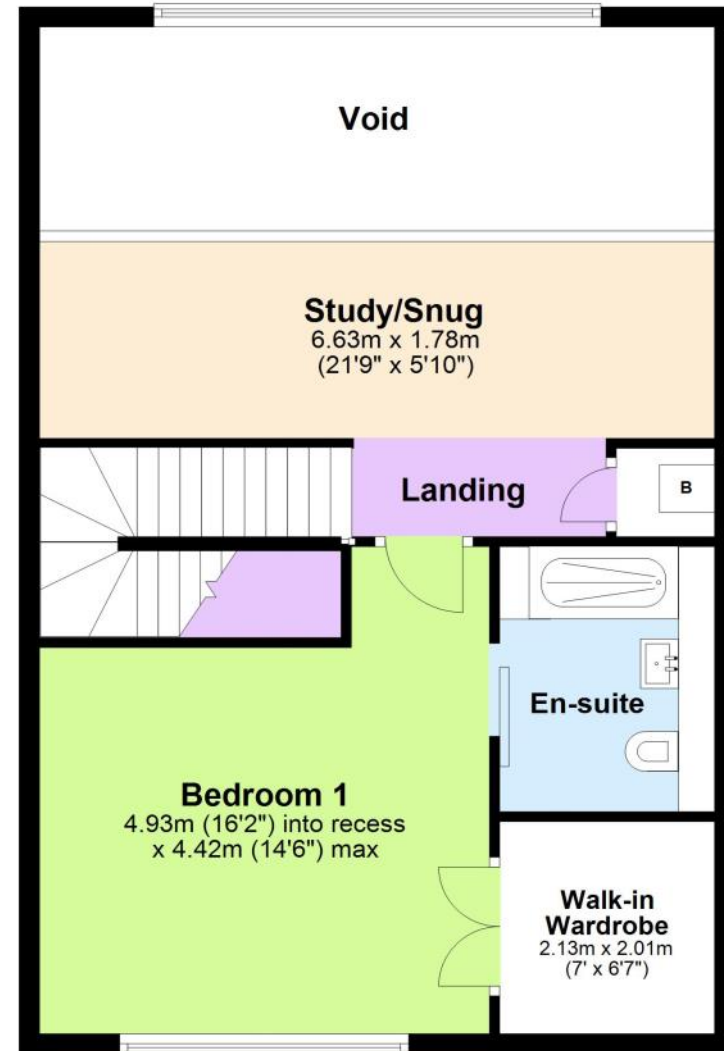
## Ground Floor

Approx. 61.0 sq. metres (656.5 sq. feet)



## First Floor

Approx. 52.3 sq. metres (562.8 sq. feet)



Total area: approx. 113.3 sq. metres (1219.4 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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