

Warner Gray



**3 Eastgate Road, Tenterden, Kent TN30 7AH**



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**Offers in excess of £800,000 No onward chain**

**A most impressive, elegant detached 4 bedroom / 3 bathroom property extending to circa 3,000 sq ft, with landscaped gardens and driveway, superbly situated in a sought after cul-de-sac, just a short walk from Tenterden High Street.**

**The imposing Neo-Georgian facade of this beautiful 3-storey home suggests grandeur and elegance, and as you step through the front door, you know immediately that the interior will also not disappoint.**

**The spacious, light and airy rooms have been styled to provide comfortable, luxurious and very practical living. In addition to the generous reception rooms and bedrooms, there is a very spacious utility cum boot room and masses of built-in storage throughout the property. The jewels in the crown are most certainly the stunning kitchen / dining room and large garden room to the rear with their bank of glazed doors and windows giving views over the garden beyond.**

**This property also benefits from a useful integral store, driveway providing parking for three cars and an enclosed pretty south facing garden to the rear.**

**The picturesque High Street of Tenterden with its many shops and amenities is just a short walk away, which is what makes this location so popular**

- Substantial detached 4 bedroom / 3 bathroom property
- No onward chain
- Circa 3,000 sq ft in total of very versatile accommodation
- Beautifully presented with extensive built-in storage
- Pretty, well maintained, landscaped south facing garden
- Integral store / Driveway providing parking for 3 vehicles
- Sought after private cul-de-sac location close to town centre
- Short walk to High Street and the many local amenities on offer
- Wide choice of good local schools including Ashford Grammars
- Mainline stations at Headcorn & Ashford (High Speed to London)

**SITUATION:** This property is situated just a short walk from the picturesque High Street of Tenterden, with its comprehensive range of shopping, leisure and health facilities and abundance of independent shops, small cafés and restaurants. A variety of educational opportunities exist in the town within walking distance, and it is also within the catchment for the Ashford Grammar 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 (a journey time of about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages

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The front door opens into a welcoming **ENTRANCE HALL** Turned staircase with cupboard below. Recessed open cloak cupboard. **CLOAKROOM** with wash hand basin and WC.

**KITCHEN / DINING ROOM** 18'7 x 16'11. With its bespoke painted kitchen, spacious separate dining area and views over the garden, this beautiful room is truly the heart of this home. Range of shaker style units with granite worktops and sink unit. Integrated larder fridge and dishwasher. Eye-level built-in double NEFF oven with warming drawer below. Gas hob with extractor. A breakfast style bar separates the kitchen and dining areas but means that the two are still connected, making it an incredibly sociable family space. French doors give access to the garden beyond.

**UTILITY / BOOT ROOM** 20'8 x 12'2. An incredibly useful area with good amounts of storage. Granite worktop with inset Butler sink. Space for washing machine, dryer, white goods, cloaks, boots and pets. Doors to garden and enclosed porch area to the front.

**STUDY / SNUG** 15'10 x 9'0. Currently set up as a two person study, this useful additional reception room could serve a number of different uses, including as a play room, hobby room or teenage den.

**RECEPTION ROOM** 21'7 x 13'9. A door from the hall opens into a double aspect reception room which exudes elegance. A fireplace with storage either side makes a lovely focal point.

NB: The fireplace currently has an electric fire in situ, but it may be possible to install a wood burning stove, subject to obtaining the necessary expert advice.

**SITTING ROOM / LIBRARY** 16'5 x 12'11. This bonus additional reception room is presently set up as a comfortable TV room cum library, but its position means it could be used in a number of different ways, including as a formal dining room.

**GARDEN ROOM** 13'5 x 12'11. This stunning room, with its views over the lovely garden, is currently set up as a sitting room with large amounts of glazing bringing in huge amounts of natural light and a door gives access out to the patio beyond.

**FIRST FLOOR LANDING** gives access to the bedrooms and bathroom. Stairs to the second floor. Space for free standing furniture. Built-in airing cupboard.

**BEDROOM & EN-SUITE BATHROOM** 14'10 x 9'6. A charming double aspect bedroom with generous en-suite.

**EN-SUITE BATHROOM** 12'7 x 9'4 panelled bath; stone topped vanity unit with inset basin and storage; WC; heated towel rail and two large wardrobes.

**BEDROOM 2** 14'3 x 11'7. Good size double bedroom with built-in cupboard, vanity unit with basin and storage under, and windows to two sides giving views over the garden.

**BEDROOM 3** 14'3 x 9'5. Good size double bedroom with built-in wardrobe space and windows to two sides.

**FAMILY BATHROOM** A very generous bathroom comprising: enclosed corner shower; panelled bath; vanity unit with inset basin and storage below; WC; heated towel rail and extensive storage.

A staircase from the first floor leads to a **SECOND FLOOR LANDING** where there is space for free standing furniture, built-in wardrobe and access to vast amounts of eaves storage space (unmeasured).

**BEDROOM 4 & EN-SUITE SHOWER ROOM** 13'7 x 11'11. A wonderful bonus double bedroom, currently set up as a twin. Ideal for guests, live-in carers or multi-generational family members, especially since there is a handy en-suite and plentiful storage on this floor.

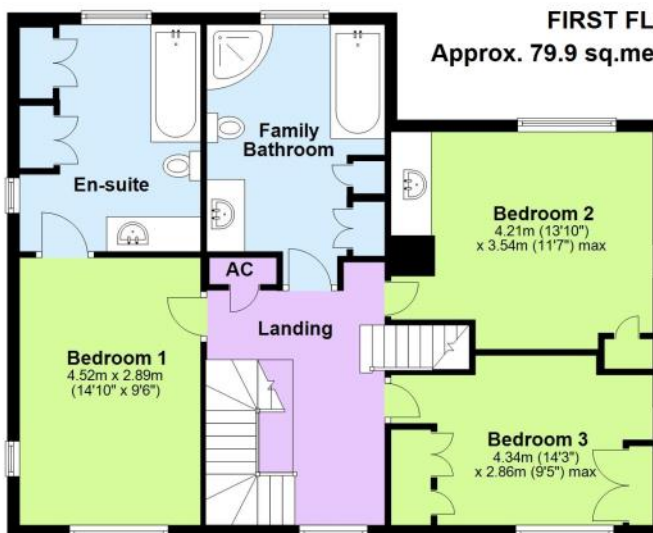
**OUTSIDE** The property is approached over a short driveway where there is parking for up to three cars in front of the house and beside the covered porch area is this useful Store 8'4 x 5'6 with electric sockets in place, is handy for storing the wheelie bins and other equipment. To the side of this is a good size garden area. To the rear of the house is a pretty south facing, enclosed garden which has been beautifully planted and maintained. A sheltered terrace at the back of the house lends itself perfectly to al fresco dining. There is also a summer house and raised beds for those with green fingers!

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

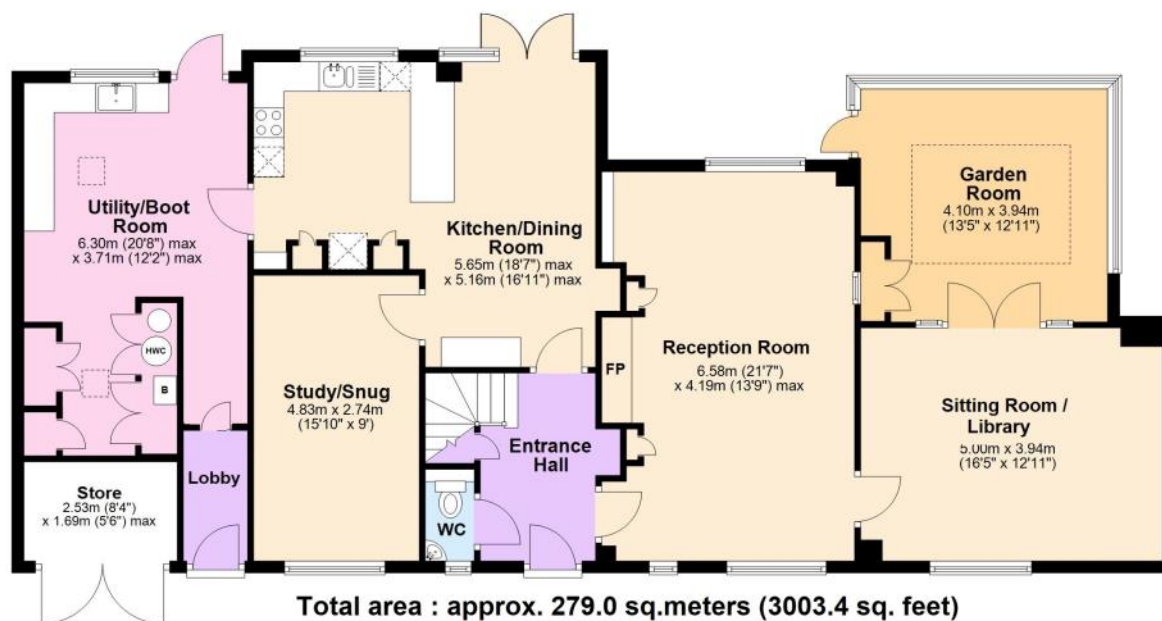
**LOCATION FINDER** what3words: ///variances.cones.golden



**FIRST FLOOR**  
Approx. 79.9 sq.meters (860.0 sq. ft)



**GROUND FLOOR**  
Approx. 168.6 sq. meters (1814.8 sq.ft)



Total area : approx. 279.0 sq.meters (3003.4 sq. feet)

**SECOND FLOOR**  
Approx. 30.5 sq.meters (328.5 sq. ft)



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