



Heronden House,
Tenterden, Kent TN30 7AE

**Heronden House,
Woodchurch Road, Tenterden, Kent TN30 7AE
Guide Price £1,000,000 to £1,100,000**

A most impressive detached 4 bedroom / 3 bathroom family home with wonderful well-stocked gardens in a prestigious location within easy reach of the centre of the historic and coveted town of Tenterden with its excellent range of amenities.

This unique property has been thoughtfully extended and enhanced over the years, resulting in the beautifully presented home you see today with light décor throughout complementing the spacious reception rooms and generous bedrooms with wardrobes and shower / bathrooms. The modern, well-equipped kitchen / dining room is ideal for daily living, while the standout feature is the stunning conservatory / garden room - a serene space to relax and enjoy views of the rear terrace and lovely well-stocked gardens.

The property is accessed via a sweeping driveway that offers ample parking and leads to the main entrance and integral garage. The front garden includes a well-maintained lawn bordered by mature planting and established beds and borders creating an attractive first impression.

This popular cinque port town of Tenterden offers an excellent range of shops, restaurants, cafes, boutiques with well-regarded schools within walking distance, there are also many rural walks to be found in the surrounding countryside.

- Detached 4-bedroom, 3-bathroom home. Sought-after and prestigious location
- Spacious accommodation with light décor offering a calm and inviting atmosphere.
- Wonderful conservatory / garden room to the rear offering garden views
- Generously sized bedrooms and bath / shower rooms, perfect for family and guests.
- Modern, well-equipped kitchen / diner ideal for everyday use and entertaining.
- Beautiful rear garden with terrace for outdoor living and enjoyment.
- Sweeping driveway, ample parking and access to an integral garage.
- Easy access to Tenterden's historic High Street, shops and schools
- Mainline stations at Headcorn and Ashford International
- Internal viewing highly recommended to fully appreciate all on offer.

SITUATION This property enjoys a most convenient and sought-after location just a short walk from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping facilities and amenities. It also benefits from being very close to open countryside where there are many good walks to enjoy. There are a number of active clubs and societies close by, catering for all ages, and a variety of education opportunities exist, all of which are within walking distance of the property. 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 St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

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The accommodation comprises the following with approximate dimensions: The front door opens into the **ENTRANCE HALL** which provides a welcoming first impression with staircase leading to the first floor. There is a useful built in cloaks / storage cupboard. Doors to: **CLOAKROOM** White suite comprising low level w.c. and wash hand basin.

SITTING ROOM 25'10 x 14'2. A light, double aspect sitting room with window to the front and French doors opening to the rear terrace and offering a lovely view of the garden. Attractive fireplace (not tested) provides an ideal focal point for the room.

FAMILY ROOM 14'10 x 14'1. A further spacious and versatile reception room with a large window to the front.

KITCHEN / DINING ROOM 26'2 x 12'A generously sized, well-appointed kitchen / dining room featuring sleek polished granite worksurfaces and a range of drawers, base units, matching wall cupboards and matching display cabinets and shelving. There is an inset sink with mixer tap, a gas range cooker with electric oven set into a custom-built recess, built-in dishwasher, wine storage, and designated space for a fridge/freezer and microwave. Windows overlooking the rear garden and doors also provide convenient access to the integral garage and side garden.

The kitchen is open-plan and flows into the dining area, which comfortably accommodates a table and chairs and benefits from double doors leading to the conservatory. This generous room is perfect for both cooking and socialising.

CONSERVATORY / GARDEN ROOM / STUDY 19'6 x 13'4. This stunning room features a lantern style roof light allowing further natural light to come flooding in, there are glazed doors and windows that offer delightful views over the terrace and garden, creating an ideal space for enjoying summer gatherings when opened during the warmer months. This spacious and versatile room is perfect for relaxing, reading, or simply taking in the surroundings, all enhanced by the comfort of underfloor heating. This room is open through to a **STUDY AREA** 9'10 x 7'8. which is a further useful and versatile space, accessible from both the hallway and the kitchen/dining area.

FIRST FLOOR From the hall, stairs lead up to the large **LANDING** with window to the front. Airing cupboard, hatch to roof space.

BEDROOM 1 & EN-SUITE 13'1 x 11'2 A further spacious double with window overlooking the rear garden. Door to **WALK IN WARDROBE** / **DRESSING ROOM** 9'4 x 9'3 with range of wardrobe cupboards. Door to **EN-SUITE SHOWER ROOM**

BEDROOM 2 14'4 x 13'2 & **EN-SUITE** An impressive double bedroom with window to the front. Good range of fitted wardrobe cupboards. Archway through to the **DRESSING ROOM** 10'10 x 5'8 with space for dressing table etc. window to the front. Door to **EN-SUITE SHOWER ROOM**

BEDROOM 3 14'2 x 10'10. Window to the front. Fitted wardrobes.

BEDROOM 4 14'2 x 11'8. Window to the rear. Built in wardrobes.

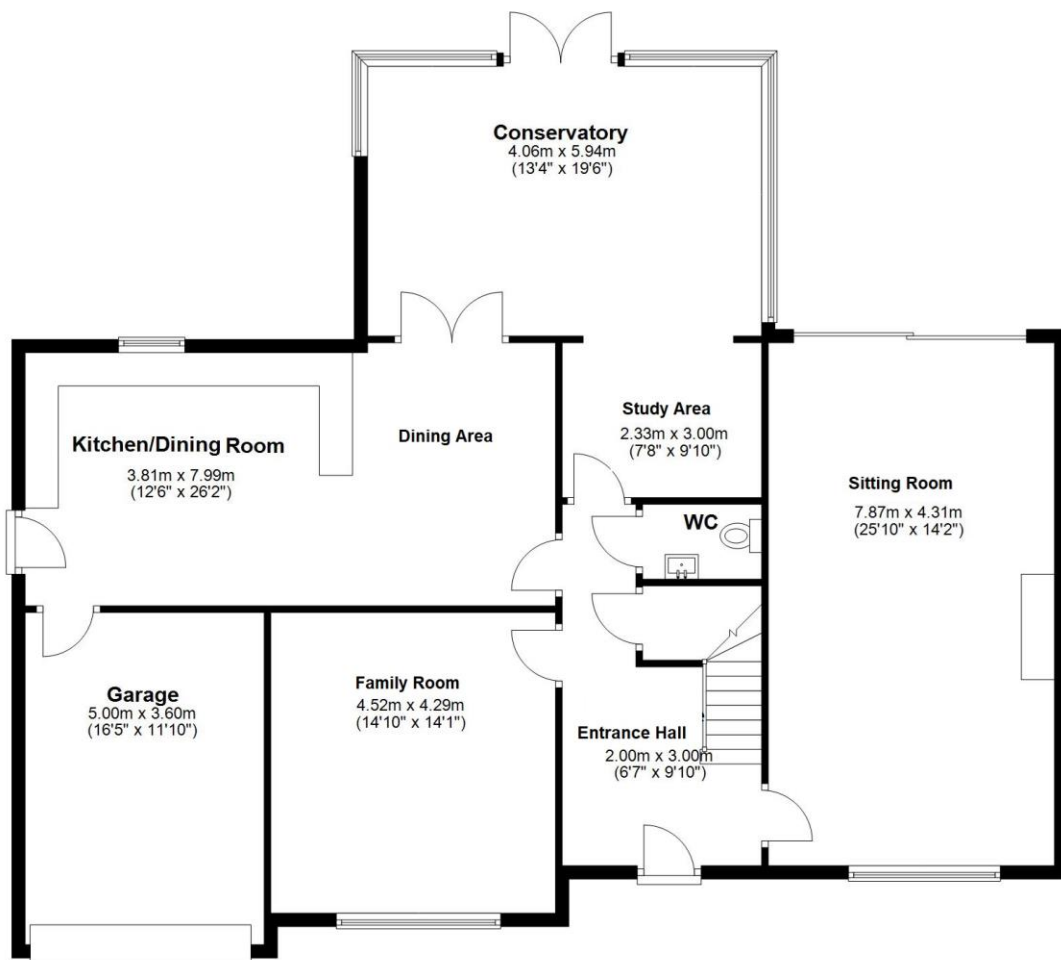
FAMILY BATHROOM Fitted with a modern white suite

OUTSIDE The front is approached over a large driveway providing ample parking, leading to the **INTEGRAL GARAGE** with door the front, power and light, central heating boiler, personal door to the kitchen. There is an attractive area of lawned garden to the front with mature flower borders along with hedging and trees to the boundaries. At the rear lies a surprisingly large garden - a true delight. It offers ample space for children to play, while also appealing to gardening enthusiasts and nature lovers alike, there is generous paved terrace behind the house that provides an ideal spot for relaxing and al fresco dining overlooking the garden, well maintained with a variety of established flowers, trees and plants.

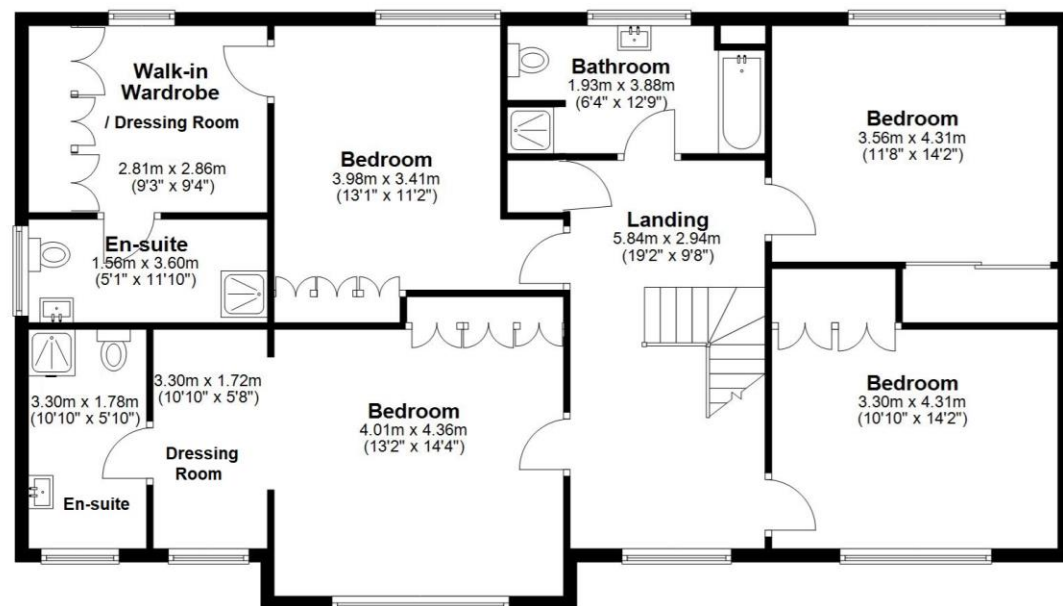
SERVICES Mains water, electricity, gas and drainage. EPC tbc



Ground Floor
Approx. 153.3 sq. metres (1650.0 sq. feet)



First Floor
Approx. 125.1 sq. metres (1346.3 sq. feet)



Total area: approx. 278.4 sq. metres (2996.2 sq. feet)

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