



11 Smallhythe Road, Tenterden, Kent TN30 7LH

11 Smallhythe Road, Tenterden, Kent TN30 7LH

Offers in excess of £265,000

A characterful Grade II listed Georgian terraced townhouse, ideally situated just a short walk from the tree-lined High Street. This attractive period home offers scope for sympathetic improvement and refurbishment, combining charm with versatile accommodation over three floors.

The ground floor features a welcoming sitting room with an open fireplace, leading through to a kitchen/dining room, ideal for entertaining. Upstairs, the first floor landing provides access to a double bedroom and a spacious family bathroom. The second floor comprises two further bedrooms with built in storage cupboards.

Outside, the property enjoys a paved courtyard garden with a useful brick garden store, providing storage or potential for a home office/workshop.

Offered chain free, this is a rare opportunity to acquire a period home with potential in a most convenient setting only few minutes level walk from the town centre which is well known for its abundance of independent shops, small cafes and restaurants as well as local schools and bus service to the surrounding towns and villages

- Grade II listed Georgian terraced house with original charm and character
- For sympathetic refurbishment and updating
- Prime location, just a short, level walk from picturesque High Street.
- Arranged over three floors, offering flexible living space.
- Welcoming sitting room on the ground floor with an open fireplace.
- Spacious kitchen/dining room, perfect for entertaining
- Three bedrooms with built in storage / wardrobe cupboards
- Large family bathroom located on the first floor, accessed from the landing.
- Paved courtyard garden offering a space for relaxing / entertaining.
- Brick garden store, ideal for storage or workshop.
- Offered chain free, an opportunity for improvement in a convenient setting.



WarnerGray Tel. 01580 766044

www.warnergray.co.uk email: info@warnergray.co.uk

WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD



SITUATION: 11 Smallhythe Road is only a short walk of Tenterden’s picturesque and renowned High Street offering comprehensive shopping facilities including Waitrose, Tesco, several banks, restaurants and public houses as well as many other national names and independent businesses thus catering for all tastes. There are also dentist and doctor’s surgeries, a library and well equipped leisure centre, together with many clubs and societies. The town is also served by several bus routes. Good recreational facilities include a number of golf courses many attractive walks through the neighbouring countryside. Headcorn station is about 8.5 miles distant which has a regular train service to London taking approximately an hour, and at Ashford (approximately 13 miles) from where Eurostar trains depart for the continent.

The accommodation comprises the following with approximate dimensions: Steps up from the pavement to the front door opening into

SITTING ROOM 11’1 x 11’0. A welcoming reception room with window to the front and attractive feature fireplace with wooden surround and mantelpiece. Built-in cupboards and shelving to either side provide attractive and practical storage.

KITCHEN / DINING ROOM 11’10 x 11’0 Overlooking and opening onto the rear garden, this room is fitted with a range of cream base and wall units topped with work surfaces. Includes a single bowl stainless steel sink with drainer and mixer tap, space for a washing machine, and a four-ring hob with electric oven. Finished with a tiled floor. Stairs rise to the first floor.

FIRST FLOOR LANDING: With an airing cupboard housing the hot water tank and providing shelving. Stairs continue to the second floor.

BEDROOM 1 12’ x 11’2 A spacious double bedroom with window to the front, a feature fireplace with wooden surround, and a built-in cupboard.

BATHROOM 12’0 x 8’2. With a window to the rear and fitted with a white suite comprising WC, pedestal hand basin with tiled splashback, panelled bath with mixer tap, shower attachment, and screen. Tiled surround, ladder-style towel rail. Gas boiler and storage cupboard.

SECOND FLOOR

BEDROOM 2 12’ X 11’8 Window to the rear. Built in storage cupboard, wardrobe housing w.c. and wash basin.

BEDROOM 3 12’ X 11’2. A bright bedroom with window to the front. Built in cupboard.

OUTSIDE To the rear lies a paved courtyard garden featuring raised brick flower beds, offering a low-maintenance and private outdoor space. An attached brick-built garden store, with power connected, provides excellent storage and potential for workshop etc. (subject to any necessary consents). PLEASE NOTE: There is a right of way to the rear of the property.

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



Total area: approx. 85.0 sq. metres (914.8 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. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property.

