

Warner Gray



Woodend,
Woodchurch Road, Tenterden, Kent TN30 7AN

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Offers in excess of £1,150,000

Woodend offers a rare opportunity to purchase a most individual, stylish, detached single-story home which has been reconfigured, remodelled and extended to exacting standards by the current owners.

Spanning over 2,300 square feet in total, this remarkable property, blending laid-back California style with clean Scandinavian design, began life as a humble Colt bungalow. Over the past 30 years, it has been thoughtfully transformed into a contemporary interpretation of the mid-century home it once was.

Through a reimagined internal layout and the addition of expansive glazing, the current owners have created a seamless connection between indoor and outdoor living, because it's not just the interior that impresses.

Set within around 2.4 acres of beautifully landscaped gardens and framed by magical bluebell woodland, the grounds are just as enchanting as the home itself. Adding to the appeal are a detached annexe, a heated swimming pool, a chic summer house, two spacious and versatile outbuildings, and plenty of parking.

And as if the home and grounds weren't enough, Woodend's location is just as special. Hidden from view behind secure electric gates, it offers a rare sense of privacy, space, and freedom. Yet despite this, you're only a short stroll from the heart of the historic Cinque Port town of Tenterden, with its charming high street, boutique shops, cafes, and modern amenities. It's the perfect blend of secluded calm and connected living.

SITUATION: "Woodend" enjoys a peaceful and private position at the end of one of Tenterden's most sought-after roads. Just a pleasant stroll from the picturesque High Street, the location offers the best of both worlds - tranquil seclusion with every convenience close at hand. Tenterden's charming tree-lined avenue is home to historic architecture, an array of independent boutiques, welcoming cafés and restaurants, as well as well-known High Street names and excellent leisure and health facilities. Adding to the lifestyle appeal, "Woodend" enjoys direct access into the stunning Knock Wood, famous for its breathtaking bluebell displays each spring, and is also conveniently close to Tenterden Golf Club. Families are also well catered for with a choice of highly regarded state and independent schools, including primary, junior, and secondary options. The property also falls within the catchment area for the prestigious Ashford Grammar Schools. For commuters, Headcorn Station provides regular services to London in around an hour, while Ashford International offers high-speed connections to St Pancras approximately 37 minutes.

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Woodend This striking single storey home, with its black wood clad exterior, has been thoughtfully designed to make the most of its location.

Expanses of glass in all the living areas invite the outdoors in, offering ever-changing vistas from every angle and creating a calming sense of connection with the surrounding landscape. Inside, the clean, mid-century aesthetic allows the natural beauty beyond to take centre stage - yet the interior is far from understated. Every detail has been carefully considered, from the flowing layout to the high-quality finishes, fixtures, and fittings, resulting in a home that is as effortlessly stylish as it is beautifully functional.

At the heart of this home is the striking dining hall that opens effortlessly into the spacious, custom-designed kitchen / breakfast room. Designed with both relaxed family living and stylish entertaining in mind, these spaces blend practicality with warmth and understated elegance.

In the kitchen, a statement island creates a true focal point, whilst the electric AGA will keep you cosy in the colder months, sliding doors at the back of this space can be flung

open in the summer onto the decked terrace beyond, bringing the outdoors in.

Just beyond the kitchen, a light-filled garden room with wood burner offers the perfect spot to unwind in every season - whether it's a quiet morning coffee or a relaxed evening by the fire. From here, you're drawn into the lovely sitting room, where a vaulted ceiling adds a wonderful sense of airiness and calm, making it an ideal space to gather, reconnect and feel at home.

Tucked away in the opposite wing of the property, the main bedroom suite offers a peaceful retreat, complete with its own dressing area and contemporary en-suite. An inner hallway leads to a generously sized second double bedroom, where beautiful garden views create a serene backdrop, along with the guest bathroom, styled with classic, timeless charm.

At the rear of this wing, a light-filled conservatory with wood burner, currently housing a beautiful four poster bed, provides a versatile bonus space - perfect as a lounging area, creative studio, quiet reading nook or gym space.

On the opposite side of the house, a good size flexible additional room with wood burner, currently used as a snug cum study, offers the potential to serve as a third double bedroom, with a convenient cloakroom just next door. A charming utility room completes the accommodation in the main house, blending practicality with style.

The Annexe To the side of the main house is a beautifully designed detached one-bedroom annexe with sedum roof that offers a host of possibilities. Originally created as accommodation for an elderly relative, this versatile space is equally well-suited as a holiday let, Airbnb, creative studio, or an inspiring work-from-home retreat. With its own private garden area, it provides both independence and tranquillity - an ideal extension of the main residence.

Outside Tucked away behind secure electronic gates and surrounded on all sides by mature trees and hedging, this property offers unrivalled privacy. A driveway to the front and side provides generous parking, behind which a five-bar gate takes you through to the wonderfully expansive rear garden that extends in all to approximately 2.4 acres (unmeasured).



Gardens and grounds

This gently sloping haven bordered by woodland and dotted with mature trees, vibrant rhododendrons, and a stunning display of bluebells each spring is a magical setting, perfect for children to explore and for wildlife to thrive. There is also the benefit of a gated access directly onto the beautiful Knock Wood where there are many good walks to enjoy.

To the rear of the house, a decked terrace sets the scene for al fresco dining, laid-back summer gatherings, or simply kicking back while the family splashes in the heated pool on the terrace below. Just behind the pool, a beautiful timber-framed summer house, perfectly positioned to catch the south-west sun, offers a welcoming escape in every season—ideal for entertaining or simply enjoying a peaceful winter's afternoon.

Lastly, a stylish gravel garden links the main house to the annexe, offering yet another tranquil spot to pause, while a pretty garden at the front of the annexe adds another area of interest.

Outbuildings

Tucked discreetly out of sight are two spacious and well-built timber outbuildings, designed with practicality in mind. One serves as a dedicated workshop and storage space for garden tools and machinery, while the other is thoughtfully divided into bays, perfect for storing a generous supply of firewood and housing the pool equipment. There is also a greenhouse and fruit cage in this area for those with green fingers!

Services Mains water and electric. Heating is a combination of radiators, under floor heating, wood burning stoves and electric AGA.

NB: There is a mains gas supply to the house which we understand could be connected if desired. Swimming pool is heated via a solar system and air source heat pump.

Drainage is via a Klargest domestic sewage treatment plant. Home EV electric car charging point. EPC Rating: tba.

Local Authority: Ashford Borough Council. Council Tax Band: F. **Please note** : The property is timber-framed.

Location Finder : what3words: ///cleanest turned voltage

Viewing by appointment through WarnerGray

01580766044

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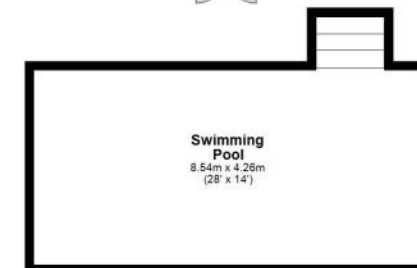
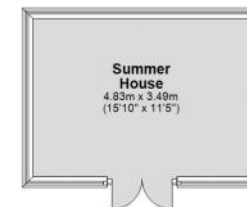




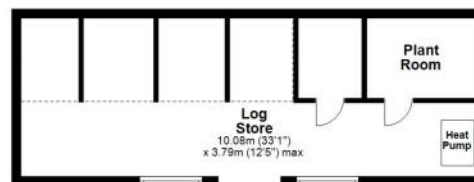
Total area: approx. 380.6 sq. metres (4096.3 sq. feet)



Summer House & Swimming Pool
Approx. 54.9 sq. metres (591.2 sq. feet)



Outbuildings
Approx. 59.3 sq. metres (638.1 sq. feet)



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