

**Warner** *Gray*



**57 Shrubcote,  
Tenterden, Kent TN30 7BA**

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**Guide Price : £375,000**

This lovely extended 3 bedroom attached family home, with good size garden and off-street parking, enjoys a most convenient and sought after location within walking distance of Tenterden High Street.

The current owners have thoughtfully transformed the property into a stylish and contemporary home, perfectly arranged for modern family living. The well-balanced layout flows beautifully and is complemented by a number of attractive features. These include a charming Shaker-style kitchen, a light-filled sitting room with doors opening directly onto the rear garden, and a separate dining room which offers excellent flexibility and could equally serve as a home office, playroom, or snug. Additional practical spaces include a useful utility room and a downstairs cloakroom.

Upstairs, the accommodation comprises two generous double bedrooms, a further single bedroom, and a well-appointed family bathroom.

To the rear, the property benefits from a surprisingly large garden, offering an excellent outdoor space for families and entertaining, as well as potential for future extension, subject to the necessary planning consents. A driveway provides parking for two vehicles.

The property's position is particularly appealing, with a wide range of local amenities all within comfortable walking distance, contributing to the area's enduring popularity. Viewing is highly recommended to fully appreciate the space, style, and potential on offer.

- Attractive semi-detached 3 bedroom property
- Large garden with potential for extension (stpp)
- Beautifully presented stylish interiors throughout
- Lovely sitting room with access onto rear garden
- Shaker style kitchen / separate dining room
- Modern cloakroom, utility room & family bathroom
- Driveway parking for 2 vehicles / EV charging point
- Walking distance of High Street & local amenities
- Wide choice of good local schools close by

**SITUATION:** Enjoying a highly sought-after location, this property is perfectly placed within walking distance of the town's picturesque High Street. Here, everyday life can be enjoyed at a relaxed pace, with an excellent selection of independent boutiques, artisan cafés and inviting restaurants on your doorstep, alongside a full range of well-known High Street retailers, leisure and health facilities. Families are particularly well served, with a choice of highly regarded state and independent schools close by, including primary, junior and secondary schools, all within easy walking distance. The property also falls within the catchment area for the Ashford Grammar Schools, further enhancing its appeal. For commuters, Headcorn Station provides regular services to London in about one hour, while Ashford International offers the High Speed link to St Pancras in around 37 minutes, making this an ideal setting for those seeking a balance between town living and easy access to the capital.

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The accommodation comprises the following with approximate dimensions : The front door opens into a welcoming **ENTRANCE HALL** 9'3 x 7'9 where there is room for free standing furniture and cloaks storage. Stairs to first floor with cupboard under.

**KITCHEN** 11'5 x 7'9. A well- appointed, modern, shaker style kitchen comprising a range of base cupboards with matching wall mounted cupboards. White ceramic sink with drainer and mixer tap. Four ring gas hob with electric oven under and extractor above. Very useful built-in pantry. This lovely room is handily positioned next to the utility room. An open door to the sitting room on side makes it an incredibly family friendly space.

**UTILITY ROOM** 10'10 x 7'2. A useful room ideal for laundry, dirty kids and dogs! Worktop space and built-in storage cupboards. Space and plumbing for washing machine and dishwasher. Space for free standing American style fridge/freezer. Doors to cloakroom and outside.

**CLOAKROOM** A lovely old wood panelled door opens into the cloakroom where there is a wash basin with storage under, and a WC.

**SITTING ROOM** 12' 11 x 11'5. This warm, welcoming room with windows and patio doors that give views over and access to the garden beyond, is a lovely place to sit and relax. A feature fireplace makes a cosy focal point.

**DINING ROOM** 12'11 x 9'4. This bonus second reception room is currently set up as a dining space but could be used in a number of different ways.

Stairs from the ground floor lead to the **FIRST FLOOR LANDING** where there is a built-in cupboard housing the Boiler. Loft hatch.

**BEDROOM 1** 11' 11" x 11'0. A good size double bedroom with window to front and built-in cupboard.

**BEDROOM 2** 11'11 x 9'10. A generous second double bedroom with window to the rear and built-in cupboard.

**BEDROOM 3** 8' 11" x 7'11. A single bedroom currently set up as a nursery. Window to the front.

**BATHROOM** Fitted with a smart, white, modern suite with blue accents comprising: panelled bath with shower over;

wash basin with storage below; WC and heated towel rail/radiator.

## OUTSIDE

The property is approached over a gravel driveway providing off-street parking for two vehicles. EV charging point. A gate at the side of the house takes you through to a surprisingly large garden laid mainly to lawn and perfect for the enjoyment of children and families.

A patio at the back of the house provides the perfect setting for summer living and BBQ's. Good size store and summer house at bottom of garden. NB: Due to the size of the plot, this house has the potential for extension to the rear, subject to the necessary consents.

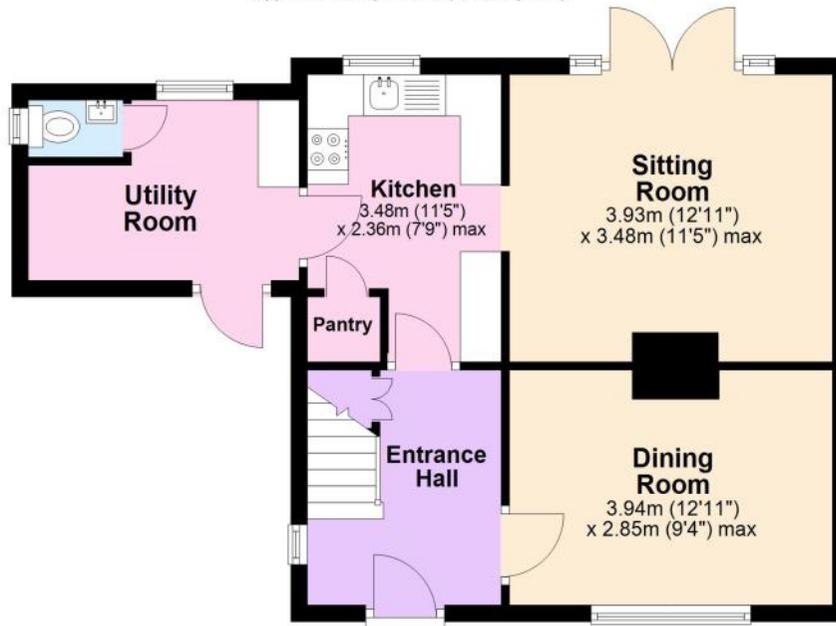
**SERVICES** Mains: water, electricity, gas and drainage. EV Charging Point. EPC Rating: D. Local Authority: Ashford Borough Council. Council Tax Band: C. Location Finder : what3words: ///frail.tungsten.compiled

**VIEWING by appointment through WarnerGray**  
**01580 766044**



### Ground Floor

Approx. 48.5 sq. metres (522.3 sq. feet)



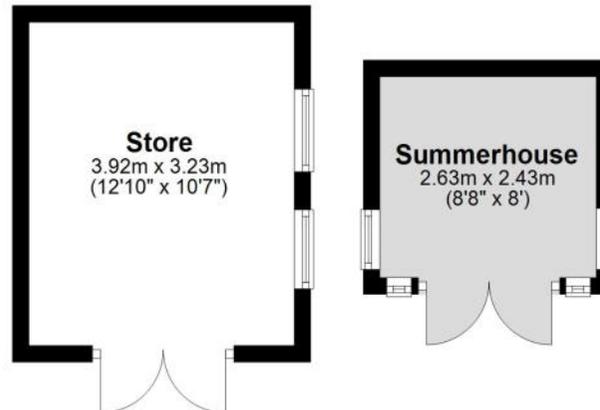
### First Floor

Approx. 41.0 sq. metres (441.0 sq. feet)



### Outbuildings (external dimensions)

Approx. 19.1 sq. metres (205.4 sq. feet)



Total area: approx. 108.6 sq. metres (1168.7 sq. feet)

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