

Warner Gray

70 Ashford Road,  
Tenterden, Kent TN30 6LR

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**Offers excess of £499,950**

**A 3/4 bedroom semi-detached Victorian home with south-east facing garden, off-street parking and potential to improve, enjoying a sought-after location just a short walk from the centre of Tenterden.**

**Having been a much-loved home for many years, this three/four bedroom property offers generous, versatile accommodation with wide appeal. While perfectly comfortable to enjoy as it is, it also presents an exciting opportunity to modernise, allowing a new owner to personalize the home to suit their own style and needs.**

**The enclosed south-east facing rear garden provides a peaceful outdoor retreat and a natural extension of the living space, while off-street parking adds practicality and everyday convenience.**

**One of the property's greatest attractions is its location. Just minutes from Tenterden's historic High Street, residents benefit from easy access to independent shops, cafés, restaurants, and all essential amenities, all within a friendly and welcoming community.**

**Combining period character, excellent potential, and a prime position, this home offers both immediate comfort and the opportunity to create a truly individual family residence.**

**SITUATION:** This property enjoys a convenient location just a short walk from Tenterden's historic and bustling High Street, renowned for its charming, boutique atmosphere. The town boasts a distinctive collection of independent shops, artisan cafés, and unique eateries, creating a vibrant and welcoming community. The Kent & East Sussex steam railway and Chapel Down Vineyard are also a short distance away. Tenterden provides an excellent range of educational facilities, all within easy walking distance, and the property falls within the catchment area for Ashford Grammar Schools.

Transport connections are good, with Headcorn Station (9 miles) offering services to London in around one hour and Ashford International (13 miles) delivering high-speed rail services to London St Pancras in approximately 37 minutes. The town is also well served by frequent bus routes to nearby towns and villages.

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**GROUND FLOOR** The front door opens into a long hallway, with stairs rising to the first floor and a cleverly positioned cloakroom tucked underneath. The main sitting room is light and inviting, featuring a charming bay window to the front and a feature Victorian fireplace, providing a characterful focal point.

A separate dining room offers flexible space, easily adapted to suit a range of needs, whether as a formal dining area, home office, or family room.

At the rear, the extended kitchen has been transformed into a generous kitchen/ breakfast room, a bright and sociable space perfect for cooking, casual dining, or enjoying time with family and friends.

**FIRST FLOOR** Upstairs, the principal bedroom is impressively spacious, with two front-facing windows and ample room for storage. The second bedroom is a comfortable double, while two further bedrooms occupy the rear of the property. These are arranged so that one leads through to the other, making them ideal as children's rooms or offering the potential to combine into a larger double if preferred.

Completing the accommodation is a traditional Heritage-style bathroom, which complements the home's period character and serves all three rear bedrooms with style and practicality.



**OUTSIDE** The property sits in a slightly elevated position, with a charming walled garden to the front that comes alive in spring with a delightful display of bulbs. A shared driveway to the side provides convenient access to the off-street parking and gate that leads through to the rear garden.

The pretty south-east facing rear garden is enclosed, offering a peaceful outdoor retreat. Thoughtfully arranged, it features a variety of areas to sit, relax, and enjoy the sun, making it perfect for morning coffee, alfresco dining, or simply unwinding. At the far end, a large garden shed provides practical storage.

Agents Note : We understand that the shared drive to the side is owned by the property behind, but that 70 Ashford Road has a right of pedestrian and vehicular access over it at all times.

Services Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: E. Location Finder what3words: ///dazzling.expecting.reply

Viewing by appointment through WarnerGray 01580766044

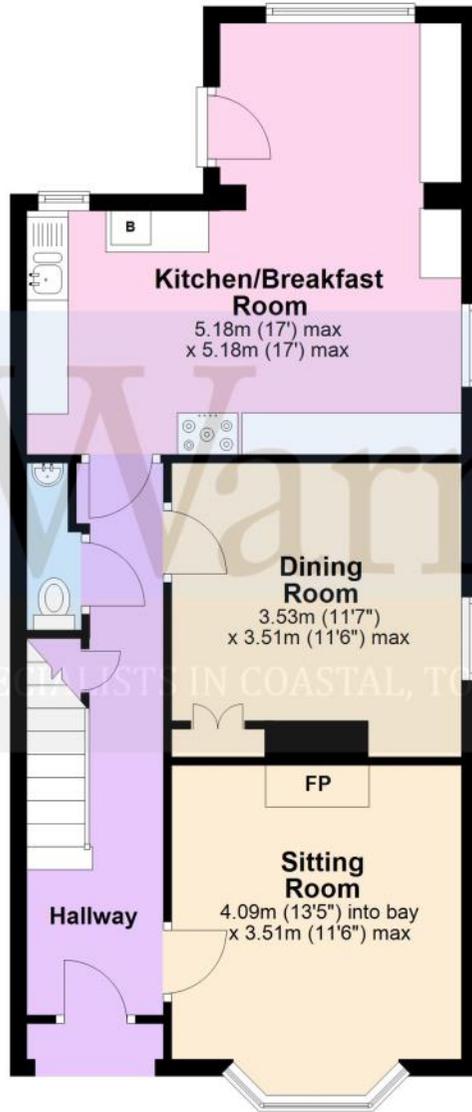
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### Ground Floor

Approx. 60.6 sq. metres (651.8 sq. feet)



### First Floor

Approx. 58.5 sq. metres (629.4 sq. feet)



Total area: approx. 119.0 sq. metres (1281.2 sq. feet)

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