

Warner Gray

2 Tom Tree Cottages

Grigg Lane, Headcorn, Kent TN27 9TL

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Price Guide : £335,000

An attractive 2 bedroom modern terraced cottage enjoying a convenient location just a short walk from the centre of Headcorn and all its many amenities, including its mainline station to London.

This immaculately presented two bedroom, two bathroom modern cottage has no onward chain, offering stylish, low-maintenance living in a convenient and sought-after setting. Beautifully maintained throughout, the property combines contemporary comfort with a thoughtfully designed layout that creates a light, welcoming atmosphere perfectly suited to modern lifestyles.

To the rear, a delightful south-east facing garden enjoys excellent natural light and provides an ideal space for relaxing or entertaining, while the added benefit of off-street parking to the front offers valuable everyday practicality.

The property is superbly positioned within easy reach of local amenities and a nearby station with regular services to London, making it ideal for commuters and those seeking strong connectivity.

This attractive home would suit a wide range of buyers, including first-time purchasers, couples, single professionals or those seeking a well-located investment opportunity

SITUATION: The thriving village of Headcorn offers an excellent range of everyday amenities, including a Sainsbury's Local, traditional butcher, bakery, delicatessen, post office, hardware shop and village pub, along with a selection of cafés and restaurants. Additional facilities include a library, medical centre, veterinary surgery, dentist, pharmacy, petrol station, hairdressers and a well-regarded primary school. The village enjoys a strong sense of community with a variety of clubs, societies and recreational opportunities nearby.

For golf enthusiasts, the highly regarded Chart Hills and Weald of Kent golf clubs are both within easy driving distance. Headcorn station is within comfortable walking distance and provides regular services to London Charing Cross and Ashford, where high-speed connections to London St Pancras are available. The historic Cinque Port town of Tenterden and the county town of Maidstone are both approximately nine miles away in different directions, offering a wider choice of shopping, leisure and health facilities. The surrounding area is also well served by a broad selection of highly regarded schools in both the state and independent sectors.



With its immaculate presentation, high quality fixtures and fittings, and carefully considered design, this is a home that offers both style and ease of living in equal measure.

An inviting entrance hall with a practical stone tiled floor sets the tone on arrival, while a well-appointed cloakroom adds everyday convenience.

The kitchen is particularly well appointed, fitted with a range of modern units and complemented by a full suite of high specification integrated NEFF appliances, creating a sleek and practical space for cooking. Attention to detail continues in the bathrooms, where stylish Duravit sanitary ware is paired with elegant Hansgrohe fittings to provide a refined and luxurious finish.

The main living space, which comfortably accommodates both seating and dining areas, is bright and inviting, with patio doors opening directly onto the rear garden, allowing natural light to flow in while creating a seamless connection between the indoor living space and the outdoors.

Upstairs, the bedrooms are well proportioned doubles and beautifully presented, with the principal bedroom benefiting from its own en-suite bathroom, while the second bedroom is served by a separate bathroom finished to the same high standard. Both bedrooms also have good amounts of built-in storage.

Outside, the property enjoys a delightful south-east facing rear garden, thoughtfully arranged to provide an attractive and low-maintenance outdoor space. Perfect for morning coffee or summer evenings, the garden offers a private setting in which to relax or entertain while enjoying excellent natural light throughout the day.

Further enhancing the property's appeal is the valuable addition of off-street parking, adding everyday convenience to an already highly practical home.

Services Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Maidstone Borough Council. Council Tax Band: D.

Agents Note : We understand there is a new gas boiler with 18 months remaining on the warranty and a 5-year guarantee.

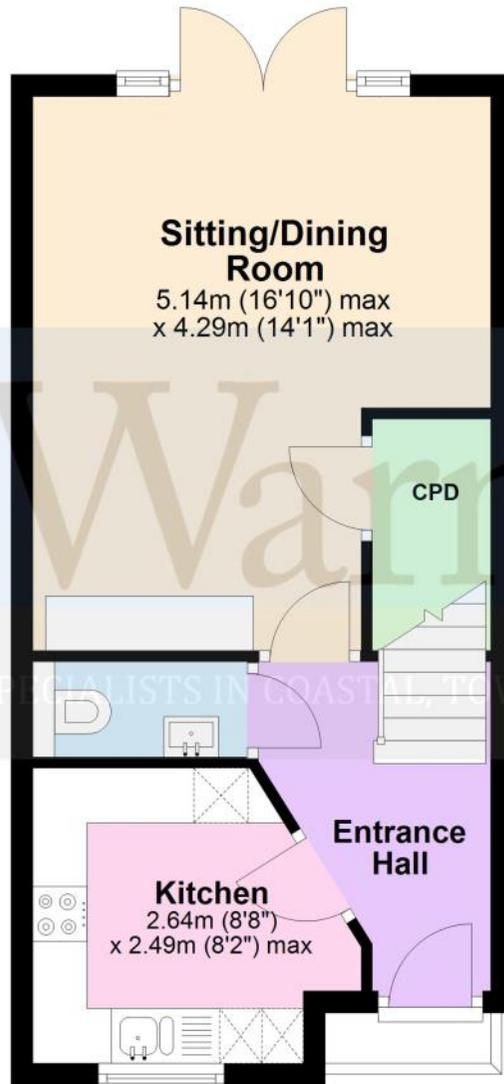
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Ground Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 73.8 sq. metres (793.9 sq. feet)

The floorplan is not drawn to scale and any doors, windows and other internal features are merely intended as a guide. 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 this property. Photographs are reproduced for general information purposes only and do not imply that any item is included in the sale with the property, it should be noted that we have not tested the services, appliances, fixtures or fittings which may be referred to, all prospective buyers are advised to satisfy themselves that such are in working order. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



