



8 Craythorne, Tenterden, Kent TN30 6DS

## 8 Craythorne, Tenterden, Kent TN30 6SD

**Price Guide : £415,000**

**A delightful 2 double bedroom detached bungalow with courtyard garden, garage and off-street parking, ideally positioned in a convenient location just a short stroll from the High Street of Tenterden.**

**From the moment you step inside, this delightful bungalow exudes warmth and a wonderfully welcoming feel, offering comfortable, well-balanced accommodation perfectly suited to relaxed, single-storey living.**

A central hallway leads to a generously proportioned sitting room a wonderfully comfortable space for everyday living and entertaining alike. Sliding patio doors open directly onto the garden, seamlessly connecting indoors and out and allowing the room to be filled with natural light throughout the day. The modern kitchen / dining room provides a spacious and sociable setting for cooking, dining and gathering with family and friends. Two generous double bedrooms offer peaceful retreats, complemented by a well-appointed shower room.

Outside, the pretty south-west facing courtyard garden enjoys sunshine well into the afternoon and evening, the perfect spot for al fresco dining or a quiet morning coffee.

To the front, a lawned, walled garden adds charm and kerb appeal.

The property can be approached from two directions and benefits from double gates giving access to off-street parking and a garage to the rear.

There is also much in the way of potential here, including the possibility of extending the accommodation to the side or into the roof, subject of course to the necessary professional investigations and permissions.

With the picturesque High Street and excellent local amenities just a short stroll away, this home combines tranquillity, convenience and community in one highly desirable setting. Viewing is highly recommended.

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**WarnerGray**



**SITUATION:** 8 Craythorne occupies a peaceful position in a private cul-de-sac, just a short walk from the heart of Tenterden. The town's charming, tree-lined High Street is renowned for its welcoming atmosphere, offering an eclectic mix of independent boutiques, artisan cafés, traditional pubs and restaurants, alongside everyday conveniences and health facilities. Life here combines the ease of town living with a strong sense of community. From leisurely coffee mornings and browsing local shops to enjoying nearby countryside walks, Tenterden offers an enviable balance of vibrancy and tranquillity.

A variety of well-regarded schools are within walking distance, and the property lies within the catchment for the highly regarded Ashford Grammar Schools.

For commuters and those wishing to explore further afield, excellent transport links are close at hand. Headcorn Station provides regular services to London in around an hour, while Ashford International offers high-speed connections to London St Pancras in approximately 37 minutes.

Regular bus services connect Tenterden with neighbouring towns and villages, making this a wonderfully convenient yet characterful place to call home.

- Detached two double bedroom bungalow offering single-storey living
- Light-filled, well-balanced accommodation with a welcoming feel
- Spacious sitting room with sliding patio doors opening onto the garden
- Modern, well-proportioned kitchen/dining room ideal for entertaining
- South west facing courtyard garden enjoying afternoon & evening sunshine
- Attractive lawned & walled front garden providing charm & kerb appeal
- Garage & off-street parking accessed through double gates at rear
- Desirable tucked-away position in sought-after private cul-de-sac
- Short walk to Tenterden's picturesque High Street and amenities
- Excellent local schooling and transport links to London nearby

**SERVICES :** Mains: water, electricity, gas and drainage. EPC Rating: D.

Local Authority: Ashford Borough Council. Council Tax Band: D.

Location Finder: what3words: ///milk.dame.unheated

VIEWING by appointment through WarnerGray 01580 766044



## Floor Plan

Approx. 69.2 sq. metres (744.4 sq. feet)



Total area: approx. 79.9 sq. metres (860.5 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.



