



**Birchdown,
Appledore Road, Tenterden, Kent TN30 7BE**

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Price Guide : £825,000

Most attractive 5 bedroom / 3 bath detached family home close to the centre of Tenterden, with open-plan living to rear, stunning principal suite, south-facing garden, large useful outbuilding and driveway.

This beautifully presented five-bedroom detached family home, originally built in the 1930's and thoughtfully extended, combines period charm with modern comfort. Situated within walking distance of the historic town of Tenterden and its many amenities, the property features a private driveway, a generous south-facing garden ideal for children, and a highly versatile outbuilding.

Inside, the home offers generous and well-balanced accommodation, with a wonderful open-plan living space to the rear providing the perfect hub for family life, alongside a stunning principal bedroom suite offering a peaceful retreat.

There are also three bathrooms that cater perfectly to the needs of a busy family. Each room in the house has been carefully considered to create a warm, inviting atmosphere while still offering flexibility for modern living.

Beyond the initial impression, this is a property full of surprises, with cleverly designed spaces, and unexpected features revealed as you move through the home. From the flow of the living areas to the finer details throughout, every element has been thoughtfully curated. A viewing in person is essential to truly appreciate the quality, space, and unique character this exceptional family home has to offer.

SITUATION: This lovely home is ideally located within walking distance of Tenterden's historic High Street, known for its friendly, community feel and selection of independent shops, cafés, and places to eat. Just moments from the front door, you'll also find beautiful open countryside with miles of scenic footpaths, ideal for walks, outdoor adventures, and time together as a family. There are also plenty of attractions nearby, including the Kent & East Sussex Steam Railway and Chapel Down Vineyard. Tenterden is particularly well regarded for its range of schools, all within walking distance, and the property sits within the catchment area for Ashford Grammar Schools. For those needing to commute, Headcorn Station (about 9 miles) provides services to London in around an hour, while Ashford International (about 13 miles) offers high-speed trains to London St Pancras in approximately 37 minutes. Regular bus routes also connect the town to surrounding villages and neighbouring areas, making this a convenient and well-connected setting for family life.

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WarnerGray



As you approach this charming home, you are immediately struck by its attractive 1930's façade, featuring distinctive square double bay windows to both the ground and first floors, giving it a timeless and welcoming presence.

Stepping inside, the house retains a wonderful sense of its period origins, with two traditional reception rooms set to either side of the hallway. To one side is a cosy sitting room, centred around a wood burner, perfect for relaxing evenings, while opposite is a versatile family room, currently used as a games room but equally suited to a formal dining room, as it may once have been. The hallway itself is both spacious and practical, with an open under stairs area providing an ideal spot for coats, boots, and everyday essentials.

To the rear, the house opens up into a striking contrast of style and space, revealing a surprisingly generous open-plan kitchen, dining, and living area designed with modern family life in mind. This light-filled and sociable space features a stylish shaker-style kitchen, thoughtfully arranged with a breakfast bar that subtly defines the cooking and living areas. It's easy to imagine this becoming the heart of the home, where day-to-day life unfolds. In the warmer months, bi-fold doors open out to the garden, seamlessly extending the living space outdoors and creating a wonderful setting for entertaining and family time alike. A useful utility/boot room and a downstairs cloakroom complete the ground floor accommodation.

Upstairs, the original part of the house offers four bedrooms, three of which are comfortable doubles, with two benefitting from built-in storage and one benefitting from its own en-suite shower room.



The fourth bedroom is smaller, making it ideal as a nursery, toddler's room, or a quiet study space. A well-appointed family bathroom also serves this floor.

However, it is the principal bedroom suite, set to the rear of the house, that truly stands out. Enjoying a south-facing aspect with lovely views over the garden, this impressive space feels calm, bright, and indulgent. It is complemented by a contemporary shower room and a walk-in wardrobe, creating a private retreat that perfectly balances style and comfort.

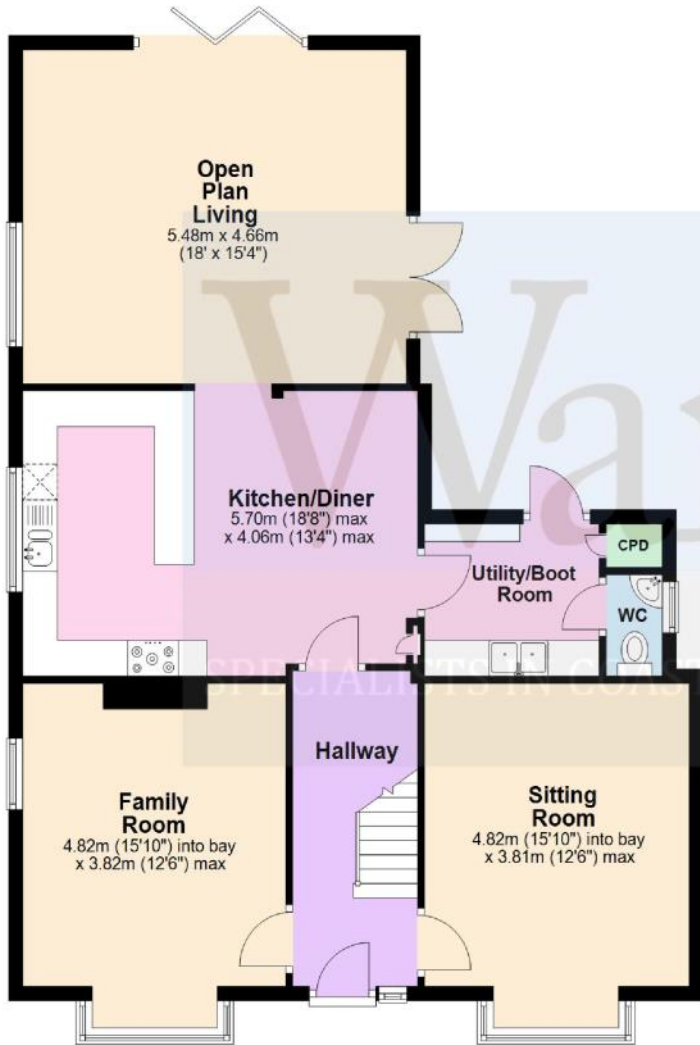
OUTSIDE The property is approached via a private driveway, providing parking for several vehicles and an immediate sense of privacy. Double gates to one side open onto the south-facing rear garden, a safe and inviting space where children can play and families can enjoy outdoor life. A paved patio runs along the rear of the house and continues down the side of the garden, leading to a highly practical outbuilding. Part of this comprises a garage with an up-and-over door, light and power. While access is somewhat restricted, it would be ideal for bicycles, motorbikes, or even a small vintage car safely stored. Attached to the garage is a workshop and additional storage area, offering the perfect solution for all those family essentials that need a home, from garden equipment to sports gear. The garden and outbuildings together create a versatile, family-friendly outdoor space that complements the comfort and style of the house

SERVICES: Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. Council Tax Band: G. Location Finder : what3words: ///lists.cove.coil



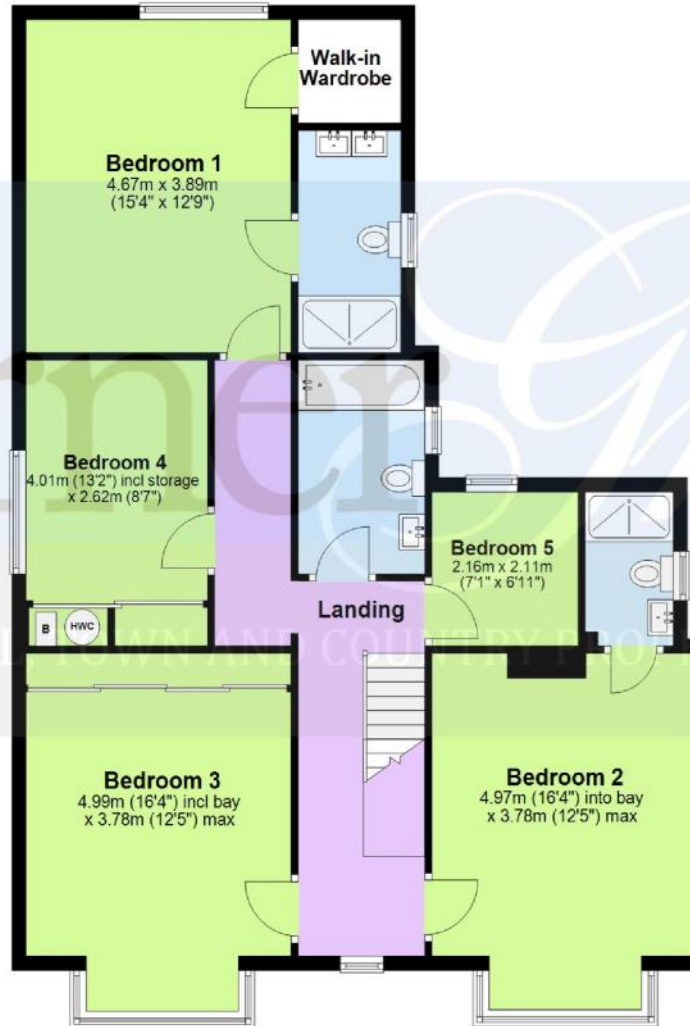
Ground Floor

Approx. 100.1 sq. metres (1077.1 sq. feet)



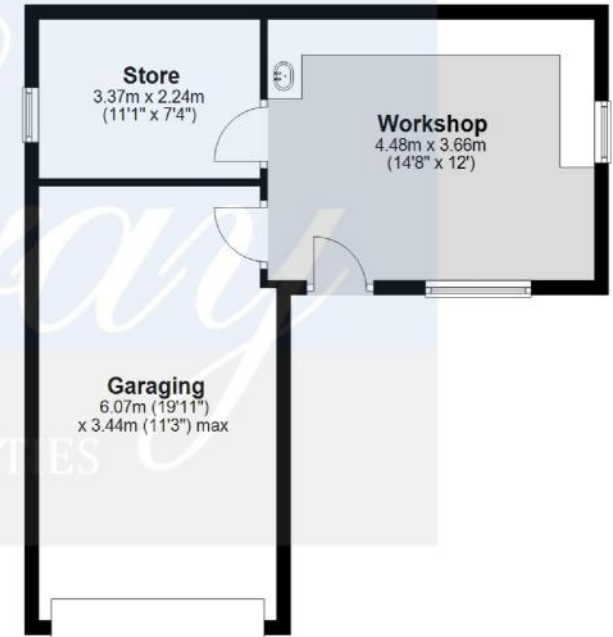
First Floor

Approx. 99.9 sq. metres (1075.6 sq. feet)



Outbuilding

Approx. 54.4 sq. metres (585.8 sq. feet)



Total area: approx. 254.4 sq. metres (2738.5 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.





