

Warner *Gray*



**7 Westwell Court,
Tenterden, Kent TN30 6TS**

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Guide Price : £495,000

7 Westwell Court is a beautifully presented 4 bed / 2 bath Georgian-style mid-terrace with a south-west garden and en-bloc garage, ideally placed a short walk from Tenterden's tree-lined High Street.

This beautifully redesigned property has been comprehensively modernised to create a highly stylish three-storey, 4-bedroom / 2 bathroom home, finished in a fresh, contemporary palette that enhances light and space throughout.

Thoughtful design and clever spatial planning has resulted in a home that feels both practical and deceptively spacious, ideally suited to modern living.

There is also potential for further extension to the rear, subject to the necessary consents. The accommodation is well balanced across three floors, offering flexible living and bedroom space to suit a range of lifestyles. Outside, the property benefits from an enclosed, level south-west facing garden, a single en-bloc garage and residents' private parking area.

Just a short and attractive walk from the High Street, the house is ideally positioned to enjoy the full range of local amenities.

SITUATION This lovely home enjoys a highly sought-after cul-de-sac location close to the tree-lined end of Tenterden's historic High Street, renowned for its boutique atmosphere. The town boasts a distinctive collection of independent shops, artisan cafés, and unique eateries, creating a vibrant and welcoming community. Literally a few steps from the front door is also wonderful open countryside offering miles of picturesque footpaths and scenic walking routes. The Kent and East Sussex steam railway and Chapel Down Vineyard are also just 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 regular 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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- Beautifully redesigned three-storey mid-terrace home
- Stylish 4 bed/2 bath accommodation over three floors
- Light-filled kitchen/breakfast room with sleek white units
- Adjoining dining area overlooking the rear garden
- Potential to extend to rear, subject to planning consent
- Elegant sitting room, attractive outlook across the close
- Impressive principal bedroom with en-suite shower room
- Enclosed, level south-west facing garden with decked patio
- Single en-bloc garage plus private residents' parking
- Short and picturesque walk to the tree-lined High Street

The **GROUND FLOOR** unfolds as a series of beautifully considered living spaces, designed to balance style with everyday practicality. A welcoming sitting room enjoys attractive views across the close, while to the rear the kitchen/breakfast room is bathed in natural light and finished with crisp white cabinetry and integrated appliances.

A breakfast bar subtly defines the space, leading through to an adjoining dining area with views over the garden, creating a sociable and elegant setting area for entertaining.

The entrance hall and staircase are complemented by a bold, design-led cloakroom, adding a playful flourish to the ground floor.

The **FIRST FLOOR** offers two generous double bedrooms alongside a third bedroom currently arranged as a home office, all served by a sleek, contemporary family bathroom.

A spacious landing rises to the newly converted **SECOND FLOOR** where the principal bedroom suite forms a calm and private retreat, complete with a stylish en-suite shower room and extensive eaves storage.

OUTSIDE The property is situated at the end of a private cul-de-sac and is approached over a footpath that leads through a small garden area to the front.

To the rear, an enclosed and level south-west facing garden with decked patio provides a backdrop for outdoor living. The property is further enhanced by a single en-bloc garage and private residents' non designated parking.

Positioned just a short and picturesque walk from the High Street, the house is perfectly placed to enjoy the town's independent shops, cafés and everyday amenities.

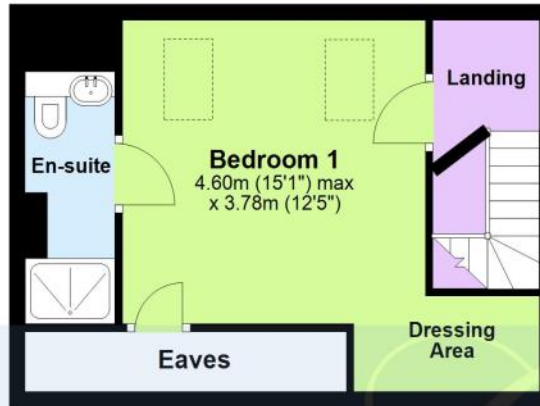
SERVICES Mains water, electricity, gas and drainage. EPC Rating: E. Local Authority: Ashford Borough Council. Council Tax Band: E. Location Finder: [what3words: /// qualified.rankings.condensed](http://what3words.com)

VIEWING through WarnerGray 01580 766044



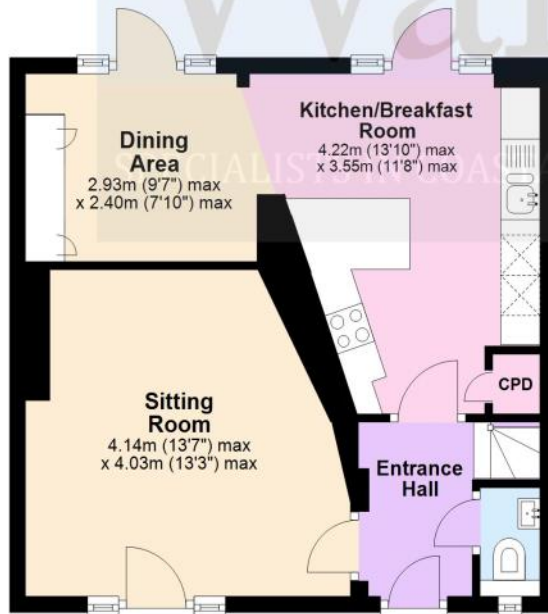
Second Floor

Approx. 30.3 sq. metres (326.6 sq. feet)



Ground Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



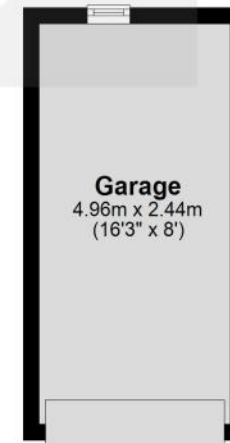
First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Garage

Approx. 12.1 sq. metres (130.1 sq. feet)



Total area: approx. 127.6 sq. metres (1373.6 sq. feet)

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 the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



