



4a West Cross,
Tenterden, Kent TN30 6JL

Warner Gray

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Offers in excess of £500,000

A recently renovated terraced three storey 3/4 double bedroom Grade II Listed town house, situated in a prime position in Tenterden's tree-lined High Street, close to all the many amenities on offer.

This deceptively spacious and highly flexible home was completely modernised just three years ago and offers generously proportioned accommodation throughout. While the exterior retains the charm and elegance of its Georgian origins, the interior has been thoughtfully reimagined to create a light, bright and contemporary living environment, finished to a high standard and equipped with all the modern conveniences required for today's lifestyle.

The property is immaculately presented allowing a purchaser to move straight in and enjoy the home immediately.

The property occupies an enviable position at the tree-lined end of the High Street, widely regarded as one of the town's most desirable locations. From the front door, the historic High Street and its excellent range of shops, cafés and amenities are just moments away. Further benefits include a private enclosed courtyard garden and, a rare feature for a High Street property, a designated off-road parking space to the rear with an EV charging point.

- Attractive Grade II Listed 3/4 double bedroom / 2 bathroom town house
- Deceptively spacious, flexible accommodation with modern interiors
- Enclosed pretty courtyard garden for private outdoor living
- Rare off-street parking space to the rear with EV charging point
- Prime position at the tree-lined end of Tenterden's historic High Street
- Surrounded by boutique independent shops, cafés and eateries
- Close to open countryside with scenic walks on the doorstep
- Walking distance to a wide range of educational facilities
- Excellent transport links via Headcorn Station and Ashford International

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VIEWING by appointment through WarnerGray
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SITUATION This lovely house enjoys a highly sought-after position at the tree-lined end of the historic 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. 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 services to London in around one hour and Ashford International (13 miles) delivering high-speed rail services to London St Pancras in about 37 minutes. The town is also served by bus routes to nearby towns and villages.

Light-filled, flexible accommodation

Generously proportioned, light-filled, and thoughtfully designed, this home combines period charm with modern living, offering a flexible layout that is ready to enjoy from day one.

GROUND FLOOR Step through the front door into a welcoming hallway that leads seamlessly to the ground floor's heart: a bright, double aspect kitchen and dining / day room. Natural light pours in through a large front bay window, highlighting the elegant engineered oak floors and the contemporary kitchen, complete with handleless matt white cabinetry, woodblock work surfaces and integrated appliances. A door to the rear courtyard garden is perfect for effortless indoor-outdoor living.

Adjacent, and blending convenience with functionality, is a practical cloak / utility room offering a WC, vanity basin, washing machine, and access to the cellar where the gas meter is situated.

Upstairs, the **FIRST FLOOR** offers versatile living spaces, including a rear sitting room that could serve as a quiet

lounge or additional bedroom, and a front bedroom with a charming sash window overlooking the High Street.

The contemporary family bathroom features a panelled bath with shower, pedestal basin, and close-coupled WC.

On the **SECOND FLOOR**, the principal bedroom enjoys a front-facing sash window and a modern en-suite shower room, while the second bedroom at the rear captures wonderful far-reaching rural views. The landing provides access to substantial roof space, offering excellent potential for additional storage.

OUTSIDE To the rear of the house is a fully enclosed, low-maintenance paved courtyard – a private outdoor retreat with gated access to the off-road parking space, thoughtfully equipped with an electric vehicle charging point for modern convenience.

Services: Mains: water, electricity, gas and drainage. EPC Rating: B. Local Authority: Ashford Borough Council. Council Tax Band: E. Ultrafast 1800Mbps Broadband speed available.



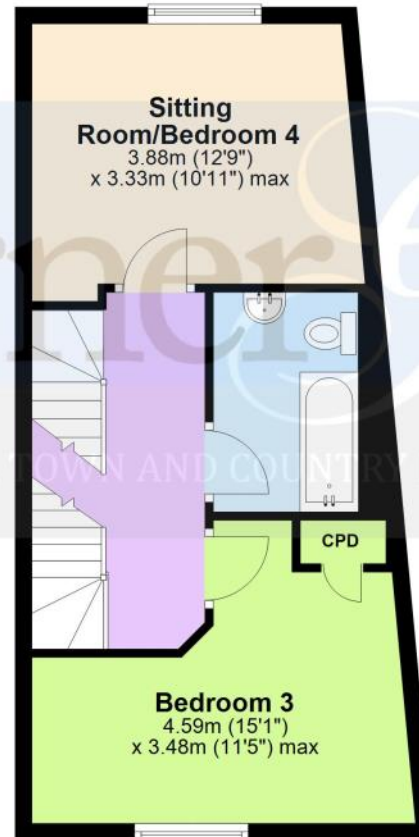
Ground Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



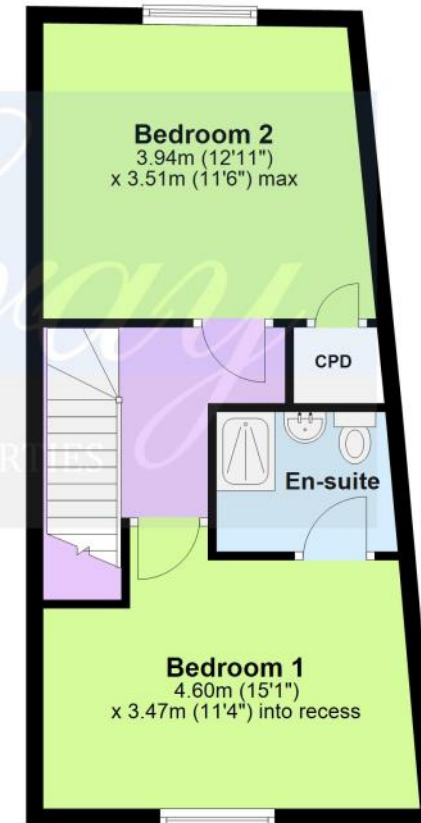
First Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



Second Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



Total area: approx. 129.4 sq. metres (1393.0 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.

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