



**Heaton House,
43a Front Road, Woodchurch,
Kent TN26 3SA**

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Offers in excess of £600,000

This deceptively spacious 4 bedroom / 2 bathroom detached house with enclosed garden, gated driveway with off-street parking for several cars and detached garage, is located in the centre of the beautiful and very sought after village of Woodchurch, just a short walk from all the amenities on offer.

The light, bright accommodation is presented in good order and has a modern feel. On the ground floor there is a cloakroom, open plan kitchen / breakfast and pantry / utility room, spacious sitting room with fireplace and wood burner, and separate dining room which has bi-folding doors to the garden. To the first floor, there is a modern bathroom and four bedrooms, the principal having good amounts of built-in storage and en-suite shower room.

Outside, a shared driveway leads to a gated and very secure off-street parking area for several cars at the back of the house, where there is also a detached brick built garage. To the front of the property are two garden areas laid mainly to lawn, one of which is very private, perfect for summer relaxation, especially since there is the added bonus of a hot tub.

SITUATION : The property is situated in a very convenient position in the centre of the thriving village of Woodchurch famous for its beautiful village green. Amenities include a general store, newsagent and post office, two village pubs, butcher, garage, Doctor's Surgery, Church and Primary School. More comprehensive shopping and leisure / health facilities can be found in the nearby towns of Tenterden and Ashford (about 4 and 8 miles distant). There are a number of active clubs and societies in Woodchurch catering for all ages and the village is surrounded by beautiful countryside where there are many good walks to enjoy.

There is a good selection of schools within the area, both state and independent, and Woodchurch is within the catchment for the well-regarded Ashford Grammars. The area is well served for transport links. Ashford International Station offers the high-speed service to London St Pancras (a journey of about 40 minutes).



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GROUND FLOOR

The front door opens into an **ENTRANCE LOBBY** that gives access to the sitting room, dining room and cloakroom.

SITTING ROOM 17'2 x 15'8. This large room has a light, bright, homely feel and is perfect for family relaxation. A brick fireplace with wood burner makes a cosy focal point for those colder days and evenings. French doors give access to the gated parking area at the back of the house and an internal door connects this space with the kitchen. Staircase to first floor.

KITCHEN / BREAKFAST / UTILITY PANTRY 17'3 x 17'2. This good size L-shaped open plan room, with its modern shaker style kitchen, breakfast and sitting areas, makes a very practical and sociable family living space. There are a range of fitted kitchen units with worktops and sink with drainer and mixer tap. Electric hob with extractor above and built-in oven below. The adjacent **Utility Room / Pantry** is a very versatile room providing great storage space including built in cupboard and deep shelving. Space for American style fridge / freezer, washing machine and dryer. Window to the front.

DINING ROOM 13'11 x 9'7. This generous dining room takes a large table and chairs. Bi-fold doors at one end open this space onto the garden beyond and a roof lantern brings in lots of natural light.

CLOAKROOM Handily positioned just off of the entrance lobby and comprising a WC and wash basin.

Turned stairs from the ground floor sitting room lead to a **FIRST FLOOR LANDING** where there is access to all the bedrooms, bathroom and loft..



BEDROOM 1 18'0 x 9'5. A good size double bedroom with **EN-SUITE** comprising an enclosed shower with sliding door and wash basin with storage cupboard below. Built-in wardrobes to one wall with mirrored sliding doors. Window to front.

BEDROOM 2 9'8 x 9'6. Double bedroom with window to the rear.

BEDROOM 3 8'3 x 7'9. Third bedroom with window to the front.

BEDROOM 4 8'1 x 7'9. Fourth bedroom with window to the rear. This would also make an ideal study or home office.

BATHROOM Modern suite comprising panelled bath with shower over, pedestal wash basin and WC. Built-in airing cupboard housing hot water cylinder.

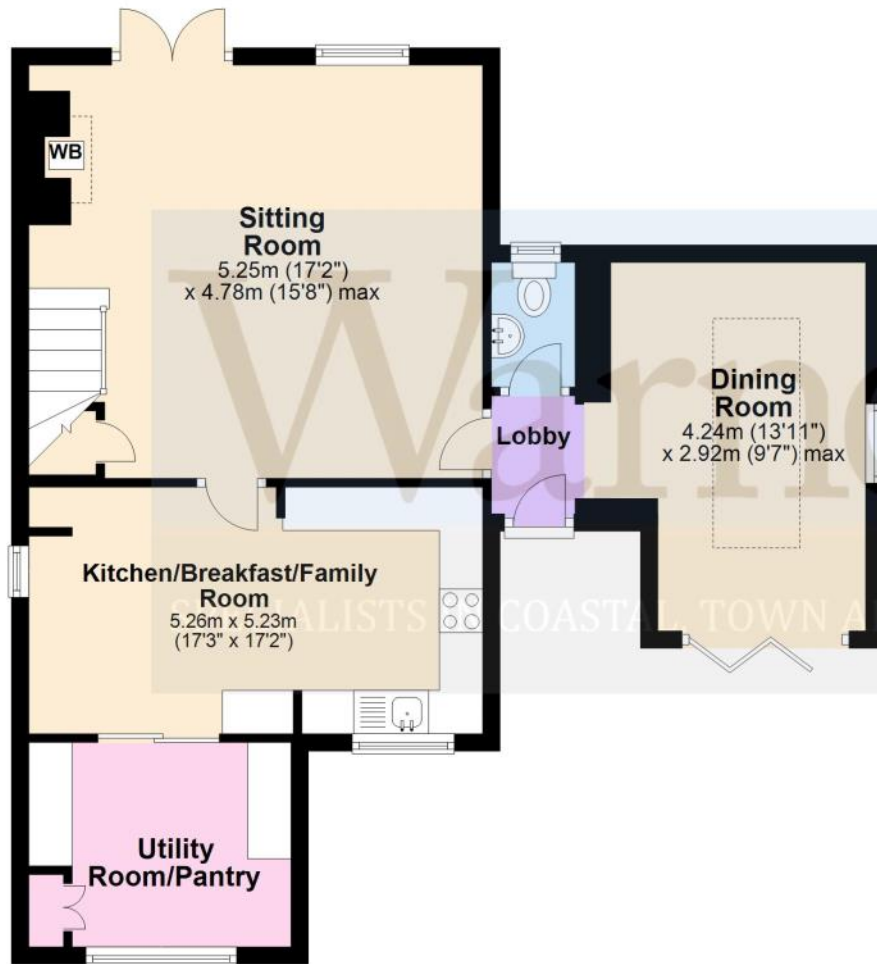
OUTSIDE To the front of the property is a deceptively large garden, currently divided into two areas, both laid mainly to lawn with mature shrubs and hedging. Behind the mature hedge, which runs alongside the gravel path to the front door, is a very private well screened garden area where there is a hot tub which we understand is included in the sale. A shared driveway to the side of the property leads to a gated area at the back of the house providing off road parking for a number of vehicles. This property also benefits from a detached brick **GARAGE**. The famous Woodchurch village green is only a short walk away and there are many wonderful countryside walks literally on the doorstep.

SERVICES : Mains: water, electricity, gas and drainage. EPC Rating: tba. Local Authority: Ashford Borough Council. **LOCATION FINDER** : what3words: ///dramatic.arrives.panoramic



Ground Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



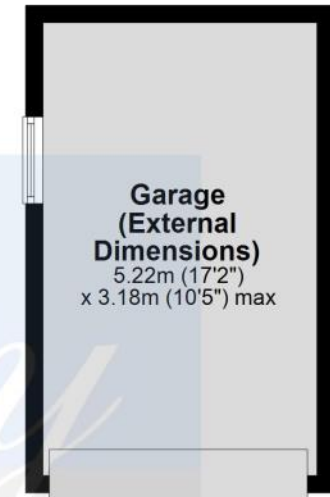
First Floor

Approx. 50.3 sq. metres (541.8 sq. feet)



Garage

Approx. 16.5 sq. metres (177.5 sq. feet)



Total area: approx. 134.2 sq. metres (1444.7 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.



