

**Warner** *Gray*



**The Maple**

**Oakridge Grange, Appledore Road, Tenterden, Kent TN30 7BE**

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**Guide Price £799,995**

**A stunning new development of beautiful luxury houses close to the centre of this historic market town of Tenterden.**

**The Maple is a detached four bedroom home extending to circa 1842 sq.ft forming part of this exciting collection of new homes embracing contemporary design with energy efficient features, while retaining classic architecture and traditional build quality. They include popular features such as open-plan living areas, stylish kitchens, bi-fold doors and spacious main bedrooms with en-suites.**

**Set in the heart of Kent's stunning countryside, this upcoming development in Tenterden offers an exceptional opportunity to enjoy modern living in this charming, cinque port town. Surrounded by rolling hills, vineyards and scenic walking trails, yet it remains well connected via road and rail.**

**Whether you're a growing family, or looking to downsize, this new community will have something for everyone.**

**Please contact the sales office at WarnerGray in Tenterden 01580 766044 for more information and to register your interest.**

**SITUATION** Tenterden is celebrated for its rich heritage and vibrant High Street, where you'll find an array of independent boutiques, cafés, and traditional pubs. Local amenities include supermarkets, farm shops, and leisure facilities, ensuring everything you need is close at hand. For outdoor enthusiasts, the surrounding countryside offers scenic walking trails, vineyards, and the famous Kent & East Sussex Railway for heritage steam train journeys.

Excellent schools, health services, and convenient transport links to Ashford and beyond make Oakridge Grange an ideal location for both work and play. With Ashford International just a short drive away, you can enjoy high-speed rail links to London, making commuting or weekend getaways effortless. The A28 provides easy access to Canterbury, Maidstone, and the wider Kent area, so you're never far from the places you need to be.

**WarnerGray, 13 East Cross, Tenterden, Kent TN30 6AD  
Tel.01580 766044 email: [info@warnergray.co.uk](mailto:info@warnergray.co.uk)**

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At the heart of the home is the striking open-plan kitchen, family and dining area, creating a truly social space perfect for modern lifestyles. A separate utility room keeps practical tasks tucked away, while the Bi-fold doors open out to the rear garden bringing in the natural light.

The sitting room with bay window provides a private retreat, ideal for cosy evenings or quieter moments. A dedicated study offers valuable flexibility for home working or hobbies.

Upstairs the two main bedrooms enjoys the luxury of their own en suite shower room. Two further bedrooms offer versatility for children, guests or a traditional work-from-home space, all served by a contemporary family bathroom.

The Maple also comes with a single car barn, a further two parking spaces, EV charger and solar panels as standard.

With its spacious open-plan design and separate living areas, this exceptional home offers the perfect balance of style, comfort and functionality.

#### **Accommodation with approximate dimensions :**

Kitchen 12'10 x 11'10 (3.9m x 3.6)

Family Dining Room 23'7 x 10'6 (7.2 x 3.2)

Sitting Room 14'9 x 11'10 (4.5 x 3.6)

Study 7'10 x 6'11 (2.4 X 2.1)

#### **First Floor**

Bedroom 1 11'10 x 11'6 (3.6 x 3.5) with en-suite

Bedroom 2 12'2 x 11'10 (3.7 x 3.6) with en-suite

Bedroom 3 13'5 x 9'2 (4.1 x 2.8)

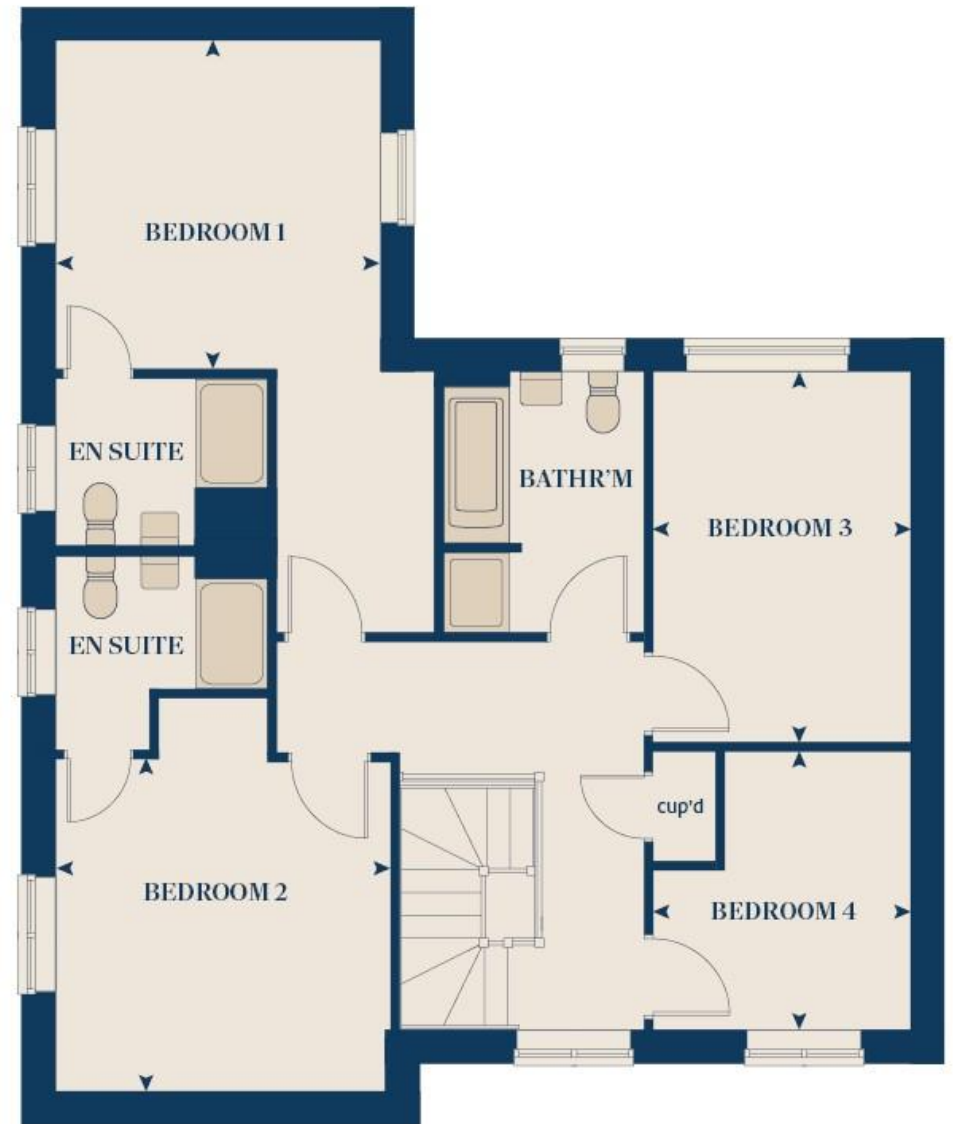
Bedroom 4 9'10 x 9'2 (3.0m x 2.8)

Family Bathroom

- **Construction method** Masonry Cavity Construction
- **Warranty provider** NHBC
- **Est. service charge** £608 pa
- **Tenure** Freehold **Indicative EPC** B







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The images shown in the this brochure are computer generated of the area and how the property may look and are indicative only



TURKISH CUISINE

OZGUR

TURKISH CUISINE

CHALKBOARD SIGN



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