

Warner Gray



**8 Heather Drive,
St Michaels, Tenterden, Kent TN30 6PL**

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Offers in excess of £600,000

Spacious detached three-bedroom family home with an attached one-bedroom self-contained annexe, offering exceptional versatility to suit a variety of lifestyles.

Situated in this highly sought-after residential area along Heather Drive this family home is well presented in light and bright décor offering an excellent balance of comfort and versatility, making it perfectly suited to modern living. The attached self-contained one-bedroom annexe provides flexible accommodation, ideal for multi-generational living, guest accommodation, working from home, or the potential to generate rental income (subject to any necessary consents).

Occupying a generous plot, the property enjoys an attractive rear garden for both relaxation and entertaining. A paved terrace provides a setting for al fresco dining, while the expansive lawn offers plenty of space for families and outdoor activities.

A substantial summerhouse adds further versatility, making it ideal as a home office, studio, gym or hobby room.

To the front, a private driveway provides off-road parking. The property is also conveniently located within walking distance of the centre of St Michaels, offering a good selection of local amenities, and is just one mile from the picturesque historic town of Tenterden, renowned for its charming High Street, independent shops and excellent range of cafés, restaurants and everyday amenities.

- **Spacious family three bedroom family house with one bedroom annexe**
- **Flexible accommodation to suit a variety of lifestyles**
- **Off road parking to the front**
- **Large garden with terrace and summerhouse**
- **Walking distance of the local shops and schools**
- **Internal viewing highly recommended to fully appreciate**

SITUATION: Heather Drive enjoys a convenient location just a short walk from the centre of St Michaels, with its range of amenities including a post office and convenience store, hardware shop, garage, hairdressers, take away, hotel with leisure facilities and spa, a renowned farm shop and primary and secondary schools. A variety of educational opportunities exist and this property is also in the catchment for the Ashford Grammar Schools. Headcorn station offers services to London taking about an hour and Ashford has the high-speed rail link to London St Pancras which is a journey time of about 37 minutes. St Michaels is served by bus routes to the surrounding towns and villages. Tenterden is just over a mile away, being well served with the practicalities of life with a doctor's surgery, dentist, opticians, bank and a leisure Centre as well as many interesting clubs and societies as well as boasting a number of local attractions and access to the wider Kent countryside and coast.

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GROUND FLOOR The front door opens to the **ENTRANCE HALL** providing storage space for everyday shoes and boots. Stairs rise to the first floor with an understairs cupboard.

CLOAKROOM comprising low level w.c. and wash hand basin.

The spacious triple-aspect **SITTING / DINING ROOM** 29'10 x 13'2, enjoys an abundance of natural light. Glazed doors provide attractive views over the terrace and garden, while the room offers ample space for both relaxation and dining, making it ideal for family living and entertaining.

The well-appointed **KITCHEN / BREAKFAST ROOM** 10'6 x 10'2, is fitted with a range of base cupboards, drawers, and matching wall units with worktops incorporating a sink unit with drainer. There is a built-in double oven and induction hob with extractor hood, together with space for additional appliances. A window overlooks the rear garden, and a door leads to:

The **UTILITY ROOM** 14'6 x 5'5, provides practical storage for household essentials, keeping them neatly out of sight, together with space for a washing machine and tumble dryer. A further cupboard houses the central heating boiler. A door leads to the rear terrace and garden, and a further door provides access to the annexe.

FIRST FLOOR LANDING – Doors to:

BEDROOM 13'2 x 10'11. A double aspect bedroom with windows to the side and overlooking the rear garden.

BEDROOM 15' x 12'5. A light and airy double bedroom with a window to the front and a range of fitted hanging space, drawers and shelving to one wall.

BEDROOM 13'10 x 9'4. Window to the front.

BATHROOM Fitted with a smart white suite comprising a P-shaped bath with shower over, low-level w.c., and wash hand basin with storage below. Window to the rear.

From the ground floor utility room, a door leads to the self-contained annexe. The **KITCHEN** 14'6 x 8'0, is fitted with worktops, base cupboards and drawers, a built-in oven and hob, sink unit, and space for appliances. A window overlooks the rear, and a door opens to the side of the property.

The **LOUNGE** 15'4 x 13'3, features a window to the front and stairs rising to the **FIRST FLOOR** split level landing with doors both rooms.

BEDROOM 17'5 x 11'2. Window to the front.

BATHROOM 13'2 x 7'11. Fitted with a smart contemporary suite comprising a bath, low-level w.c., shower and wash hand basin. Door to the landing.

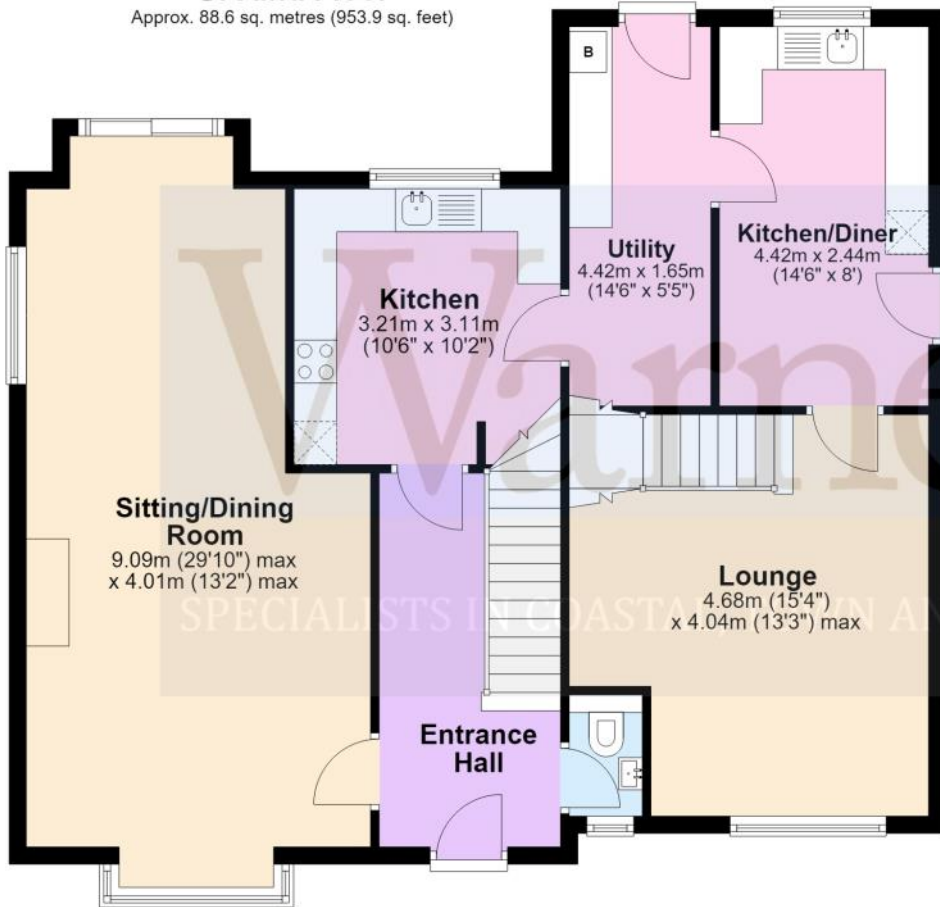
OUTSIDE A driveway to the front provides convenient off-road parking, while the generous rear garden boasts a spacious terrace, perfect for outdoor seating, alfresco dining, and enjoying the warmer months. Steps lead down to the mainly lawned garden, which is bordered by mature plants and shrubs, creating an attractive and private setting. Additional features include a decked area and a paved seating space, offering further opportunities for relaxation and entertaining. A versatile **Summerhouse** with power connected completes the garden, making an ideal games room, creative studio or teenage retreat.

SERVICES : Mains water, electricity, gas and drainage. **EPC** : C **Local Authority** Ashford Borough Council.



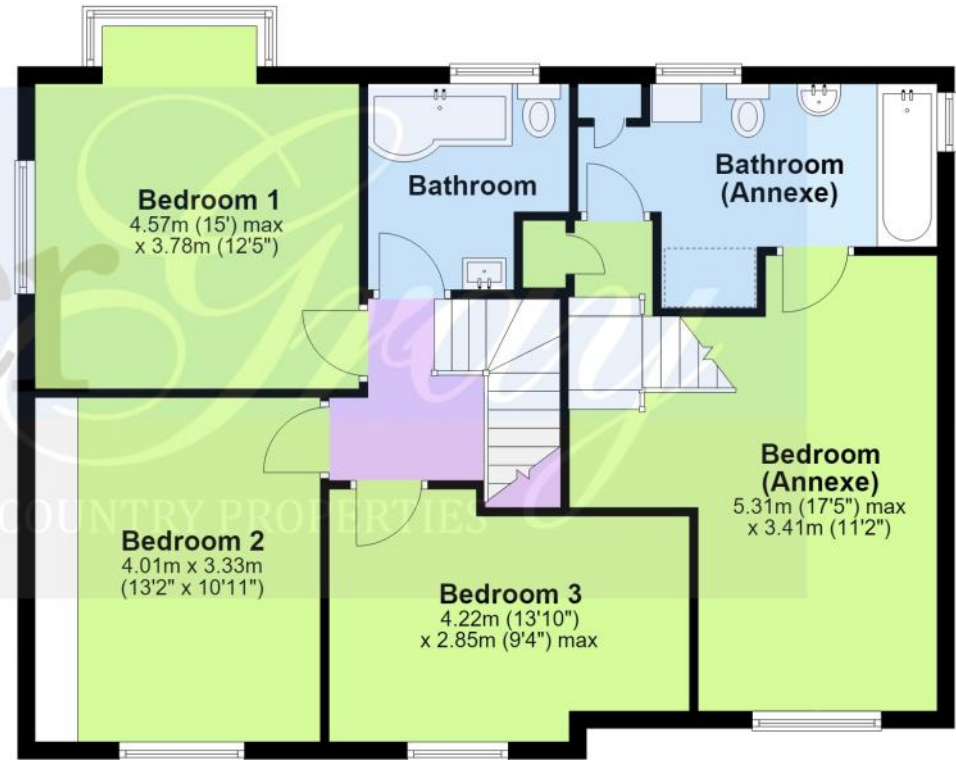
Ground Floor

Approx. 88.6 sq. metres (953.9 sq. feet)



First Floor

Approx. 78.8 sq. metres (848.6 sq. feet)



Total area: approx. 167.5 sq. metres (1802.5 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.



