



**The Studio, Penderel Court,  
Ashford Road, Tenterden, Kent TN30 6LL**

## The Studio, Penderel Court, Ashford Road, Tenterden TN30 6LL Offers in excess of £385,000

This unique, attached 2 bedroom property, which benefits from a single garage and off-street parking, sits in a most convenient position just a short walk from the sought after centre of Tenterden and its many amenities.

For lovers of Scandi architecture, there is a great deal to get excited about here, from the property's striking facade, with its angular design, to its interior exposed brick walls, timber clad ceilings, large windows and light, airy, high-ceilinged open plan living area. The accommodation is predominantly on one level with a flexible mezzanine floor and could, with the right vision, make a truly stunning contemporary home.

Outside, there is a very private, pretty walled courtyard garden which is a haven for sun worshippers and on the other side of the wall, an attractive communal garden. Whilst this property would suit a number of different purchasers, it would be an ideal base for anyone looking for a welcoming retreat that they can lock up and leave.

- Unique attached modern Scandi style home
- Light, bright accommodation throughout
  - Warm, welcoming, stylish interior
- Predominantly one level with mezzanine floor
  - 2 Beds / Bathroom / GF Shower room
  - Single garage en-bloc / Off-street parking
- Private courtyard garden / communal garden
  - Short walk to Tenterden High Street
  - Viewing highly recommended

SITUATION: The Studio, Penderel Court is situated in a prime location just a short walk from the picturesque High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. It also boasts a beautiful tree lined avenue and an abundance of historic buildings. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health facilities. The area is well served for transport links. Headcorn Station offers services to London taking about an hour. Ashford International has Eurostar trains departing for the continent as well as the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages, including the new Hopper bus service.

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**The accommodation comprises the following with approximate dimensions :**

**ENTRANCE** The front door opens into a short hall that gives access to the ground floor shower room, bedroom 2 and the kitchen. Terracotta tiled floor.

**SHOWER ROOM** Comprises: walk-in wet room style shower, pedestal wash hand basin and low level w.c. Mosaic tiled floor and tiled walls. Window .

**BEDROOM 2** 12' 2" x 8' 0 max" (3.71m x 2.44m) A good size bedroom with double fitted wardrobes and window to front.

**KITCHEN** 13' 4" x 6' 10 max" Light coloured modern units with laminate worktops and one and a half bowl inset stainless steel Franke sink with mixer tap. Integrated dishwasher. Two built-in ceiling height pantry cupboards. Terracotta tiled floor. Windows to side. Large larder cupboard situated at entrance to open plan living area.

**BEDROOM 1** 12' 0" x 10' 2" Spacious double room with feature painted brick wall housing built-in cupboard. Additional built-in wardrobe cupboard. Windows to side.

**OPEN PLAN LIVING AREA** 19' 1" x 15' 3 max" A stunning split level room with a sunken sitting area and raised study area. Two brick feature walls, one with inset gas fire. Large windows to two aspects. Open plan to **DINING AREA** 19' 1" x 7' 9 max" Being open plan to the living area makes this space ideal for social living and entertaining. a large window to the side and sliding glass patio doors bring in large amounts of natural light and give views over and access to the pretty courtyard garden beyond. Stairs to mezzanine level with open storage below.

**UTILITY AREA / CLOAKROOM** A useful area for the storage of boots, cloaks and additional white goods. Space and plumbing for washing machine. Butler sink. Worktop. Low level w.c. Obscure glazed window to side.

**MEZZANINE LEVEL** 19' 10" x 7' 8 max" A most attractive, flexible space with internal windows giving views over the living area below. Would be ideal as a study, home office, snug or occasional guest bedroom. A large window to the rear gives lovely rural views. Door to bathroom.

**BATHROOM** A spacious bathroom with built-in storage. P-shaped bath with shower over, wash hand basin and low level w.c. Window to side. Laminate floor and part tiled walls.

## **OUTSIDE**

The property can either be approached from Ashford Road via a pedestrian gate and pathway, or from the rear via Penderel Mews where the en-bloc garage, parking space and visitors parking are situated. A wrought iron gate to the left of the garage leads through to a beautiful communal garden which is somewhat of a hidden gem. A path leads you to the gate giving access to The Studio where a very pretty and most private sunny walled courtyard garden can be found at the far end of the house.

Agents note: We understand that The Studio is responsible for paying approximately £50

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

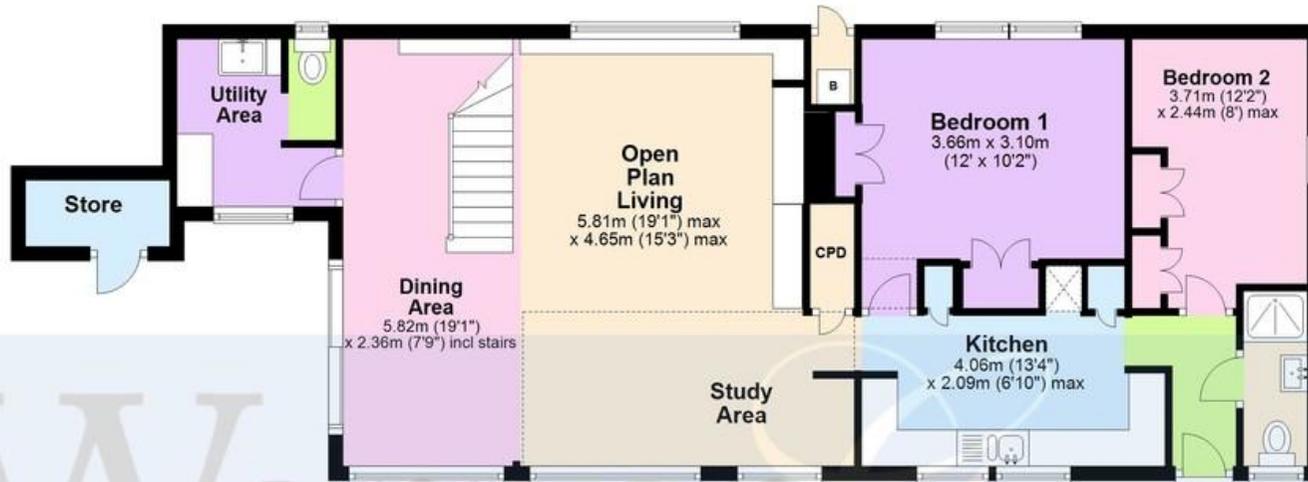
**DIRECTIONS *By foot*** - from our offices, proceed along the A28 towards St Michaels. After approximately 150 yards, the black gate to Penderel Court can be found on the left. The gate to the Studio is the first on the right after this.

***By car*** - Proceed as above and drive past The Studio turning left into Turner's Avenue. Follow the road around and take the second turning into Penderel Mews. The block of garages is at the far end of the close. The gate to the left of the en-bloc garage leads through to the communal garden and then to the gate giving access to The Studio on the left hand side.



## Ground Floor

Approx. 85.7 sq. metres (922.6 sq. feet)



## First Floor

Approx. 22.8 sq. metres (245.5 sq. feet)



Total area: approx. 108.5 sq. metres (1168.1 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide. Copyright WarnerGray. Plan produced using PlanUp.

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