



Marne House
Appledore Road, Tenterden, Kent TN30 7AY

**Marne House, 41a Appledore Road,
Briar Court, Tenterden, Kent TN30 7AY
Offers in excess of £700,000**

If you've ever dreamt of living the LA lifestyle, then Marne House could be the property for you. Built to exacting standards 10 years ago by the current vendors, this stunning three double bedroom detached modern home, situated in a tucked away position close to the centre of Tenterden, is the epitome of low maintenance contemporary living.

As you approach, the property's striking facade, with its' angular design, cedar cladding, white render and aluminium windows, entices you to explore further. And once inside, you will not be disappointed. The light, airy, high-ceilinged rooms offer stylish, well-proportioned accommodation throughout.

Outside, just as much thought has been given to the design of the space, with seating areas front and rear, whilst the artificial lawns, decking and drought resistant planting make for low maintenance gardening. This property also benefits from being in a quiet, secluded corner plot, which backs on to grazing fields beyond.

- **Stunning detached three bedroom bespoke home**
 - **Low maintenance contemporary living**
 - **Built to exacting standards 10 years ago**
 - **Light, bright accommodation throughout**
 - **Secluded gardens front and rear**
- **Views across grazing fields behind with off-street parking for 2 cars**
- **Walking distance of local amenities and wide choice of good schools**
 - **Mainline stations at Headcorn and Ashford**

SITUATION: Marne House enjoys a most convenient location at the end of a private road, just a short distance from the historic and picturesque High Street of Tenterden, with its comprehensive range of shopping, health, sporting facilities and amenities. It also benefits from being very close to open fields. A variety of educational opportunities exist in the town, all of which are within walking distance and this property is also within the catchment for the Ashford Grammar Schools. 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 a new Hopper Bus

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ENTRANCE The entrance door welcomes you into the heart of the open plan ground floor, from which all the reception rooms can be accessed. Wooden stairs with glass panels leads you to the first floor. NB: There are porcelain tiles, a water based underfloor heating and Lutron lighting system throughout the ground floor.

LOUNGE AREA 15' 7" x 14' 3" A step leads you down from the entrance area to a glamorous living room, where bi-fold doors link the inside to an enclosed front garden area, and allow the light to flood in. A lovely place to spend time with family, entertain or simply relax at the end of a busy day. NB: There is a surround sound in wall speaker system in this area for use with systems such as "Sonos".

KITCHEN / DINING / FAMILY ROOM 29' 7" x 14' 6 max" With its high spec kitchen, bespoke breakfast bar, family / dining area and views over the garden, this stunning room is truly the heart of the home. There are a range of contemporary base units, drawers and cupboards with granite worktops and an inset sink with Quooker tap and waste disposal unit. The high end Miele appliances include a three ring induction hob with extractor fan and integrated double electric oven (one of which can steam), warming drawer, microwave, coffee machine and wine cooler. Integrated NEFF dishwasher and washer / drier and two built-in fridges and freezers. A window gives views over the garden and bi-fold doors open up this area to the decked patio and garden beyond. Perfect for entertaining and alfresco dining.

CLOAKROOM Low level w.c, wash basin and understairs storage, completes the accommodation on the ground floor.

FIRST FLOOR LANDING A bespoke wood and glass staircase leads you up to the first floor landing where a large picture window lets light flood in. NB: There are Kahrs wooden floors and water based under floor heating throughout the first floor bedrooms.

MASTER BEDROOM 14' 0" x 12' 8" The double aspect light, bright master bedroom, is somewhere to relax and enjoy the garden and countryside views while listening to music through the in-ceiling speakers, integrated for use with systems such as "Sonos". There is useful built-in storage and **EN-SUITE** 10' 5" x 5' 4" Contemporary grey slate wet room comprises glass screened shower, double "Falper" his and hers sink unit with storage below, low level w.c and stainless steel heated towel rail. High level window.

BEDROOM 2 13' 11" x 11' 1 max" This bright double bedroom with wardrobe storage, has beautiful views across the garden and fields beyond. A cupboard houses the boiler and hot water cylinder.

BEDROOM 3 14' 3" x 12' 5 max" This double bedroom has a full height window and long picture window to the front, allowing light to flood in.

FAMILY BATHROOM 9' 9" x 8' 8 max" A stylish contemporary L-shaped bathroom with white suite comprising: low level w.c, wash hand basin with vanity unit, bath with mixer tap and shower above and stainless steel heated towel rail. Obscured window to side. Tiled walls and floor. Underfloor heating.

OUTSIDE Marne House occupies a secluded corner plot at the end of a private road which backs on to grazing fields beyond. Decked areas wrap around the house on three sides (one of which is covered and provides a dry area for outside storage), whilst the artificial lawns to the main garden and walled front patio area, and the drought tolerant planting, make for low maintenance gardening. NB: There are two designated parking spaces to the front of the property.

SERVICES Mains water, electricity and drainage. Water based under floor heating throughout. Solar panels to roof. EPC :

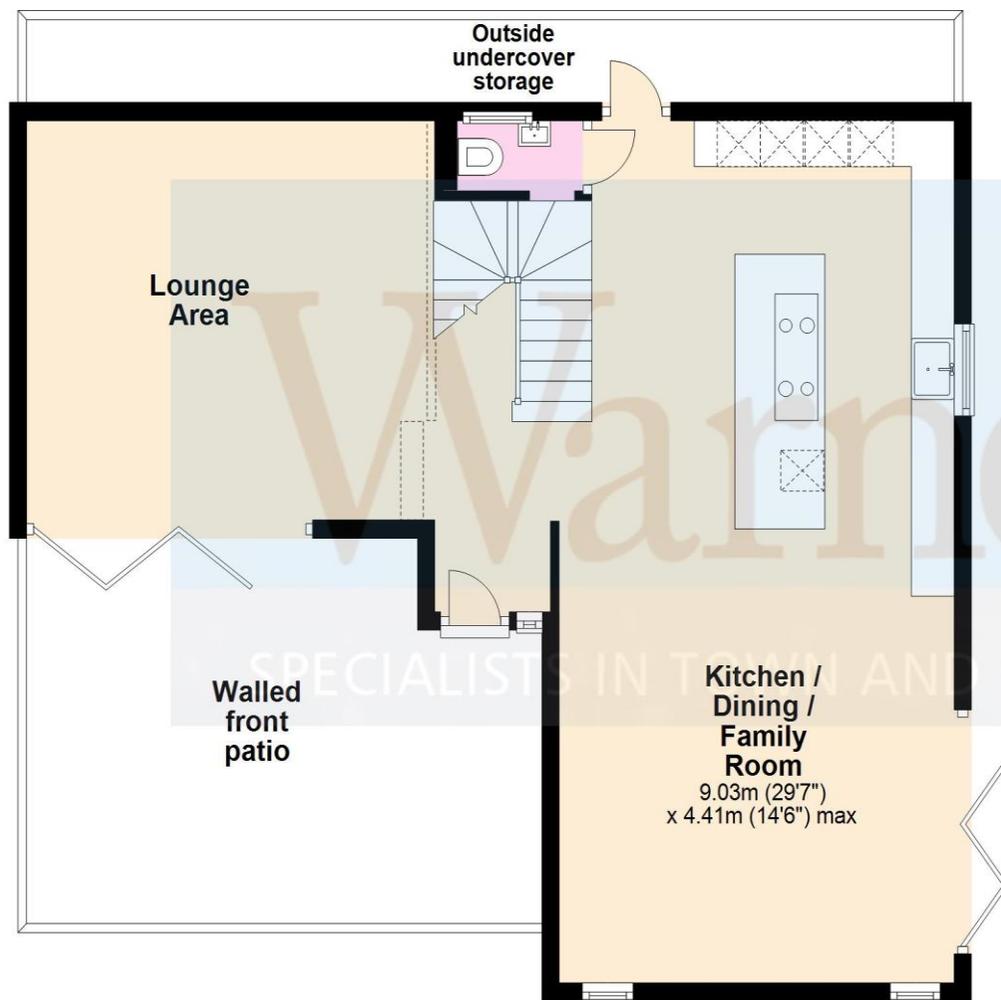
DIRECTIONS From our offices in Tenterden, cross over the road into Oaks Road. Continue along this road, bearing right into East Hill. At the T-junction, turn right into Appledore Road. A short distance along this road, turn left into Briar Court. Marne House can be found at the end of Briar Court on the left hand side.

Viewing by appointment through WarnerGray 01580 766044



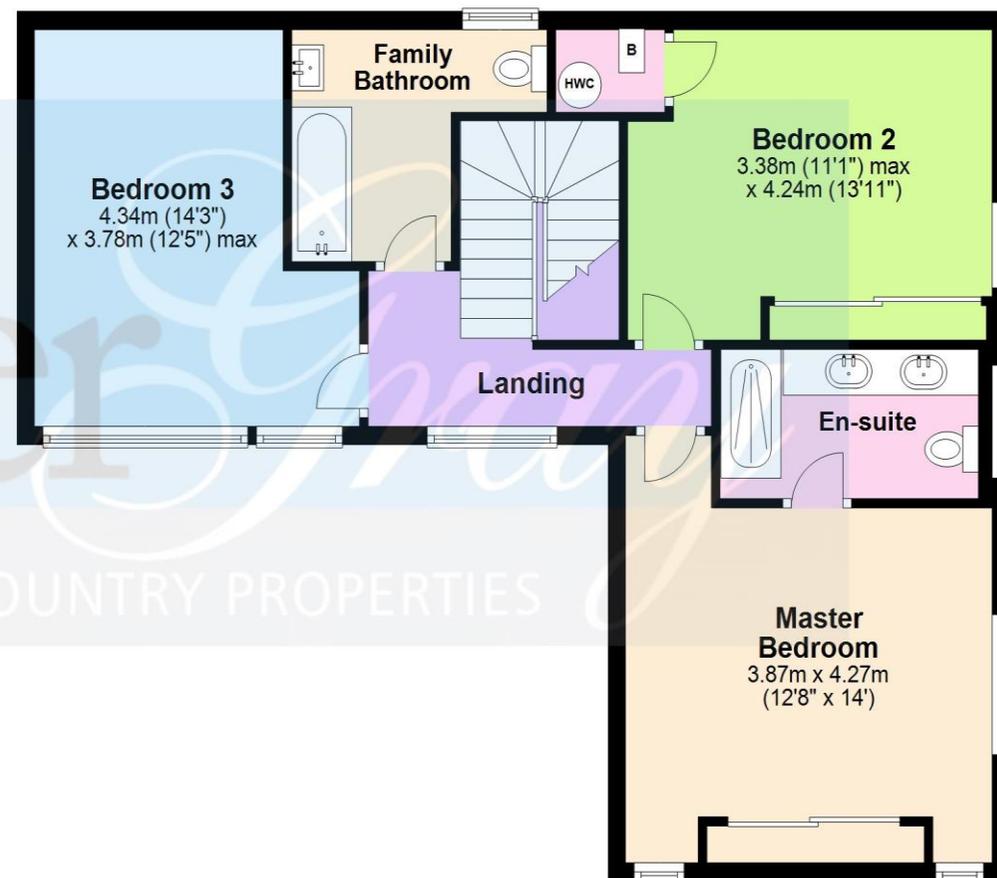
Ground Floor

Approx. 71.5 sq. metres (769.3 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.8 sq. feet)



Total area: approx. 139.9 sq. metres (1506.1 sq. feet)

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