

Warner Gray



15 East Hill,
Tenterden, Kent TN30 6RL

EAST HILL

15 East Hill, Tenterden, Kent TN30 6RL Offers in excess of £875,000

This handsome and most elegant four bedroom detached period property offering just under 2,000 square feet of accommodation and situated in a prime position close to Tenterden's many amenities, must be viewed to be fully appreciated.

For lovers of Edwardian architecture, there is much to get excited about here. This spacious house, with its superbly proportioned rooms and classic period features including the original servants bell, reflects the solid grandeur of its era and would make a wonderful home for any number of different buyers.

There is also the potential to extend into the large loft space, subject of course to the necessary permissions.

Step out of the front door, and you are in the heart of Tenterden, just a short level walk from the lovely High Street. This property also benefits from a detached brick-built outbuilding, currently a very cool garage/workshop, which could serve a number of different functions, a pretty part walled enclosed garden and off-street parking to the rear.

- Handsome detached Edwardian home in prime location
 - Just under 2,000 square feet of accommodation
 - Elegant, light, generously proportioned rooms
 - Abundance of wonderful period features throughout
 - 4 bedrooms with potential to extend into attic (stp)
 - Part walled rear garden / off-street parking
 - Outbuilding currently a garage / workshop
 - Short level walk to Tenterden High Street
 - Wide choice of good local schools including Grammars
 - Mainline stations at Ashford and Headcorn

SITUATION: 15 East Hill stands in a prime location at the end of a picturesque tree lined road, just a few minutes' walk from the High Street of Tenterden, with its comprehensive range of shopping, leisure and health facilities. 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 and Ashford International has 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 Hopper bus service.

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The accommodation comprises the following with approximate dimensions : An attractive enclosed **PORCH** provides a useful place for cloaks and boots storage. The beautiful original stained-glass door opens into a grand **ENTRANCE HALL** 14' 8" x 8' 7 max" with monochrome Edwardian tiled floor and attractive staircase to the first floor. Understairs cupboard. External entrance to side of house. **CLOAKROOM** Good size cloakroom with w.c. and hand basin.

SITTING ROOM 13' 11" x 13' 10 max" A lovely reception room with a working open period fireplace. The large bay window to the front offers a good amount of light and views over the front garden.

RECEPTION ROOM 2 15' 0" x 12' 9 max", This spacious room could serve as a formal dining room or play room. A feature fireplace provides a focal point for the room as does a full-length window in one corner. NB: We are advised that the chimney is open in this room and it would be possible to install a wood burner if desired.

KITCHEN / DINING ROOM 19' 6" x 10' 3 max" A spacious double aspect room with French doors to the rear providing views over and access to the garden beyond. An attractive painted shaker style kitchen comprises a range of base units and cupboards with granite worktops and inset Butler sink. Rangemaster oven with five burner gas hob. Space for a fridge / freezer. Integrated dishwasher. Original servants bell. Engineered oak floor with under floor heating. Space for dining table and chairs. Door to utility.

UTILITY Space for washing machine and dryer. Storage cupboards. Space for cloaks / boots. Ideal for dog lovers. Door to outside and:

STUDY 8' 11" x 6' 10 max" Part of an extension added at the back of the house, this room makes an ideal study or home office and with its vaulted ceiling, windows to the rear and French doors to the garden, it has a bright feel. Engineered oak floor with under floor heating.

FIRST FLOOR LANDING 14' 7" x 8' 6" The landing gives a real feeling of space and elegance. Loft hatch. NB: We are advised that there is a very large loft which has potential for conversion (stpc).

BEDROOM 1 13' 10" x 13' 7 max" A spacious, light double bedroom with built-in cupboard and original feature fireplace. The beautiful bay window to the front gives far reaching views. NB: It would be possible to incorporate the shower room next door as an en-suite for this bedroom if desired.

SHOWER ROOM Shower cubicle, wash basin and heated towel rail.

BEDROOM 2 15' 2" x 12' 9 max" Currently used as the principal bedroom, this lovely room with its feature window and fireplace is a calming place to relax at the end of a busy day.

BEDROOM 3 10' 2" x 9' 0 max" A double bedroom with feature fireplace and oriel window.

BEDROOM 4 8' 7" x 7' 8 max" A single bedroom with rear window.

BATHROOM Fitted with a traditional suite comprising panelled bath, pedestal wash basin and low level w.c.

OUTBUILDING 20' 8" x 12' 1 max". This recently completed outbuilding provides an unexpected surprise in the rear garden. Currently used mainly as a single garage with work shop, this cool space could be utilised in a number of different ways including as a hobby room, den, work space, studio, playroom or entertaining area. Double doors to one end provide access for a vehicle and bi-fold doors to the side open the space up to the garden. There is a mezzanine seating area ideal for children.

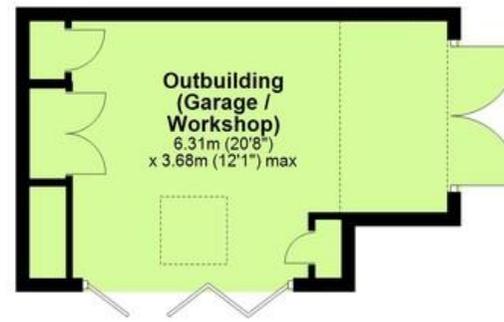
OUTSIDE To the front and side are pathways leading to the two main entrance doors. Lawned areas either side of these are bounded by attractive mature hedging. To the rear is a very private, enclosed, part walled garden with a decked area, raised grass area and patio, and beyond that the detached outbuilding which has an off-street parking space to the front. Built-in BBQ area and good size timber shed.

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

LOCATION FINDER

what3words: prepare.purified.glares





First Floor
Approx. 97.4 sq. metres (1048.0 sq. feet)



Total area: approx. 179.6 sq. metres (1933.7 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.
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