



15 Vineys Gardens,
Tenterden, Kent TN30 7AZ

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Guide Price £650,000 to £675,000

15 Vineys Gardens is a most spacious detached 4 bedroom home with attached large garage, set in a quiet, tucked away location within a sought after close, just a short distance from the centre of Tenterden.

This much loved home, lived in by the same family since it was first built in 1988, would now benefit from some updating and modernisation and offers an exciting opportunity for a buyer to put their own stamp on it.

Internally, it is well configured with generously proportioned, light, bright accommodation throughout, the size and layout of which makes this substantial house flexible and family friendly.

To the side of the house is a short drive where there is parking for several cars in front of a large attached garage, that would also be ideal for anybody looking for workshop space or extra living accommodation (subject to planning). The garden, which is laid mainly to lawn, wraps round the property on two sides.

- Substantial detached 4 bedroom / 2 bathroom home
- Flexible accommodation of over 2,000 square feet
- Now in need of some modernisation / updating
 - Large attached garage with potential (stpp)
- Drive for parking/ Tucked away location within a sought after close
- Walking distance of Tenterden High Street. Wide choice of local schools
 - Catchment area for Ashford Grammars
 - Mainline stations at Ashford and Headcorn

SITUATION: 15 Vineys Gardens is situated in a prime location just a short distance 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.

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 the new Hopper bus service.

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ENTRANCE HALL 15' 5" x 14' 10 max" A generous hall with a useful cloaks cupboard, under stairs storage and staircase to first floor.

CLOAKROOM comprising wash basin and low level w.c. Tiled floor.

KITCHEN 14' 4" x 11' 10 max" The good size kitchen has enormous potential and could be the real heart of this home. There are a number of fitted wood units, both base and wall, with laminate worktops. Sink with drainer and mixer tap. Four ring gas hob with extractor and electric oven below. Space for dishwasher and under counter fridge. There is easily enough room for a table and chairs or soft seating. Large window overlooking garden. Open doorway to breakfast room.

BREAKFAST ROOM 9' 6" x 7' 9" Room for a table and chairs and freestanding furniture. Sliding doors to patio and garden beyond.

UTILITY ROOM A useful room with space and plumbing for washing machine, additional storage and cloaks. Stainless steel sink with drainer. Boiler. Window to side. Door to garage. NB: There is potential to increase the size of the utility by extending it into the garage, subject to any necessary permissions.

GARAGE 23' 1" x 16' 11 max" With handy access from the utility room, this large garage is a bonus for an active family, car enthusiast or someone wanting workshop space.

It also offers the potential for additional living accommodation, subject of course to the necessary permissions. Two single up and over garage doors and external door leading to driveway. Additional storage in loft space above garage. Two windows to front.

STUDY 9' 1" x 7' 9" Currently used as a study, this room would work equally as a home office, snug or playroom. Bow window to front.

SITTING ROOM 21' 3" x 13' 9 max" This large triple aspect sitting room has a warm, homely feel. Bow window to front. Sliding patio doors to the rear bring in light and give access to the patio and garden beyond. A brick fireplace with open fire provides a focal point for the room. Double doors open into the dining room.

DINING ROOM 11' 9" x 11' 9" Positioned between the kitchen and the sitting room, could serve a variety of uses. If desired, this room could be opened up into the kitchen to provide a large open plan living area, subject to the necessary permissions. Window to rear.

FIRST FLOOR LANDING A first floor galleried landing with generous airing cupboard and window to front. Loft access.

PRINCIPAL BEDROOM 15' 6" x 11' 8 max" This spacious bedroom, with its' large picture window to the rear, generous built-in storage, is definitely somewhere to relax at the end of a long day.

EN-SUITE SHOWER ROOM enclosed shower, pedestal wash hand

basin and w.c. Tiled floor and walls. Shelving and space for free standing furniture. High level window to side.

BEDROOM 2 13' 10" x 11' 9 max" A good size double bedroom with picture window to rear and built-in storage.

BEDROOM 3 11' 8" x 7' 11" A good size room with built-in wardrobe and window to rear.

BEDROOM 4 10' 2" x 9' 2" Currently set up as a twin bedroom. Built-in cupboard and window to front.

BATHROOM A modern suite comprising: P-shaped bath with shower over; inset wash hand basin and concealed cistern w.c. Heated towel rail. Tiled walls and floor. Window to front.

OUTSIDE The property is situated in a small private cul-de-sac just a short distance from the centre of Tenterden. A driveway provides parking for at least three cars in front of the garage. There is also additional non-restricted parking in the cul-de-sac itself. To the back and side of the house is a good size low maintenance garden with a patio across the back of the house.

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



Ground Floor

Approx. 123.6 sq. metres (1330.6 sq. feet)



First Floor

Approx. 74.4 sq. metres (801.0 sq. feet)



Total area: approx. 198.0 sq. metres (2131.6 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.
Plan produced using PlanUp.



