



**Apartment 1, Yew Tree House,  
East Cross, Tenterden, Kent TN30 6AD**

# Apartment 1, Yew Tree House, East Cross, Tenterden, Kent , TN30 6AD Offers In Excess of £450,000

Located in the heart of Tenterden just a few steps from the High Street is this most wonderful period apartment occupying the ground floor of a beautiful Grade II Listed Georgian town house, with the benefit of a private courtyard garden and an en-bloc garage.

On entering, you know immediately that you are in a very special home. Not only are you struck by the understated elegance and stunning features, but by the generous proportions. There is a characterful entrance hall with room for free standing furniture, a beautiful kitchen / breakfast room large enough to eat in with a bay window that gives views towards the park, a cosy sitting room with feature fireplace and patio doors onto the courtyard garden, a generous bathroom and two double bedrooms, both with built-in storage.

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. Viewing is highly recommended.

- Wonderful period Ground Floor Apartment
- Part of Grade II Listed 18th Century townhouse
- Envious location in the heart of Tenterden
  - Generous accommodation throughout
- Warm, welcoming, stylishly presented interior
  - 2 spacious double bedrooms / bathroom
    - Enclosed private courtyard garden
      - En-bloc single garage close by
- Short walk to all local amenities. NO ONWARD CHAIN

**SITUATION:** Apartment 1, Yew Tree House is situated in a prime location just a few steps 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 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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**Warner Gray**



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

**ENTRANCE LOBBY** A side entrance door leads into a shared lobby which gives access to apartments 1 and 2.

**ENTRANCE HALL** This warm and welcoming hall forms the centre of the apartment and gives access to all the other rooms. Room for free standing furniture. Cloaks storage.

**KITCHEN / BREAKFAST ROOM** 13' 11" x 13' 9 max" (4.24m x 4.19m) Situated at the front of the apartment is the lovely kitchen / breakfast room which is both beautiful and functional. Lined oak units, both base and wall, give this room a warm feel. There is room for a table and chairs in the centre of the room and a window seat in the bay which is a lovely spot to sit and watch the world go by. Space for dishwasher. Sink with drainer and mixer tap. Four burner gas hob with extractor above. Built-in oven and integrated under counter fridge.

**UTILITY** 10' 3" x 5' 7 max" (3.12m x 1.7m) This useful area has space for a washing machine and under counter freezer. Base and wall units and utility cupboard for additional storage. A feature window gives views through to the kitchen and brings in light.

**SITTING ROOM** 18' 9 max" x 11' 4 max" (5.72m x 3.45m) With its part vaulted ceiling and beautiful brick fireplace, this beautiful room exudes warmth. Two sets of glazed French doors bring in plenty of natural light and give lovely views over and access to the courtyard garden beyond. NB: Further investigation would be needed to see if a wood burner or similar appliance could be installed in the fireplace.

**BEDROOM 1** 15' 5" x 12' 6 max" (4.7m x 3.81m) This beautiful double bedroom has two windows to the front which look out towards the park. Feature fireplace. Built-in storage. Cupboard housing boiler.

**BEDROOM 2** 12' 3" x 10' 1 max" (3.73m x 3.07m) This good size double bedroom has generous built-in storage and a pretty window to the side.

**BATHROOM** 9' 7" x 7' 5 max" (2.92m x 2.26m) The stylish and most generous bathroom has an elegant country feel with panelled bath, separate corner shower unit, low level w.c and pedestal wash hand basin. Built-in shelving.

**OUTSIDE** We understand that an area of lawn to the front of the apartment belongs to this property. In the corner a mature yew tree gives this very prominent house its name.

A private path to the side of the house leads you to the entrance to Apartment 1. Just beyond this is an area for wheelie bin storage and a gate to the pretty enclosed courtyard garden that belongs exclusively to this property.

A little way along East Cross towards town, a shared lane leads to the **single en-bloc garage** which is owned by this apartment. NB: The lane is owned by an adjacent property, but residents of Apartment 1 Yew Tree House have a right of access over it at all times.

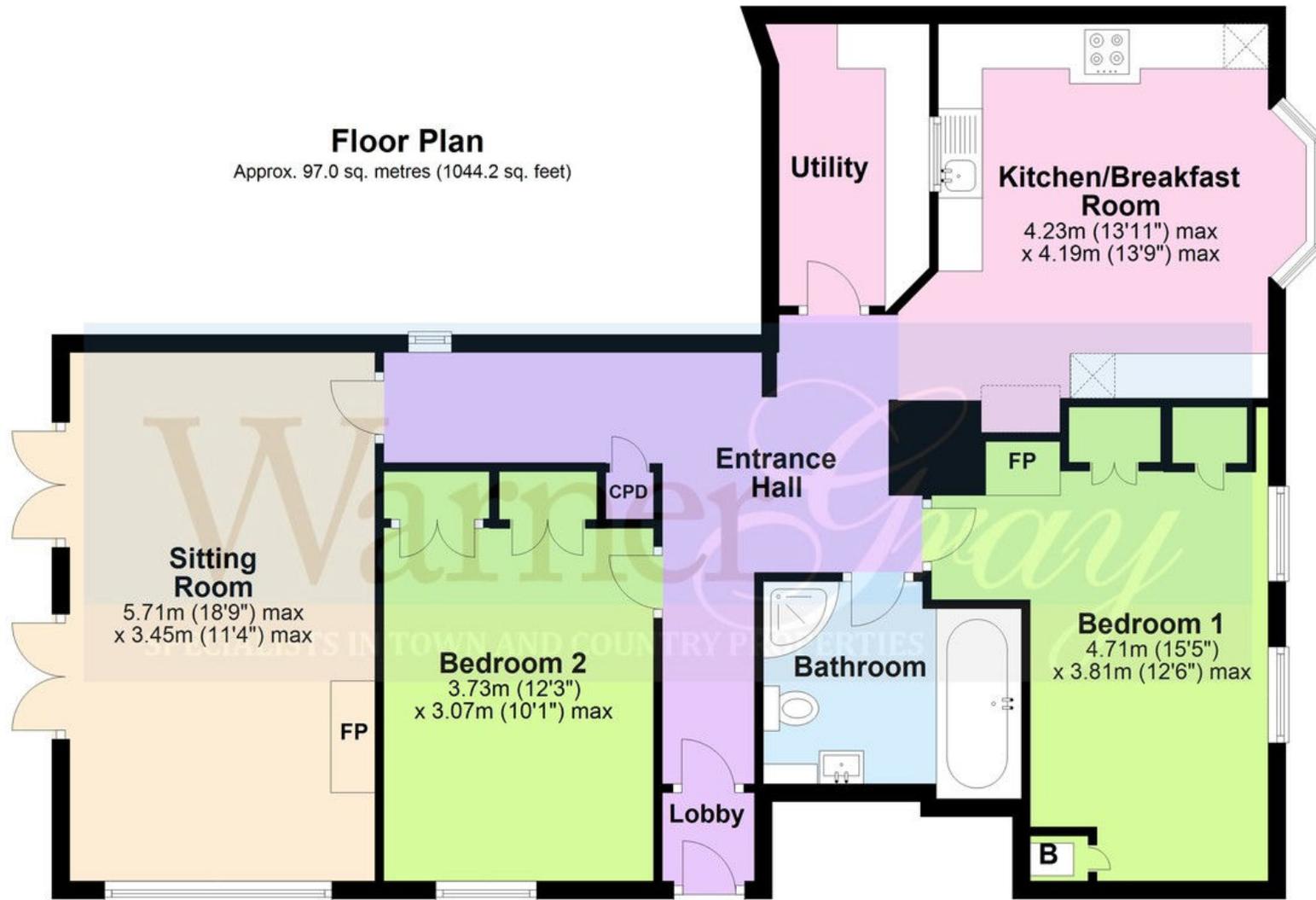
Mains electric, gas, water and drainage. EPC: exempt.  
Tenure: Leasehold 125 years from 25 March 2007 We understand the freehold is jointly owned between Apartments No.1 (45%) and No.2 (55%). Maintenance Charges: Joint liability of maintenance bills shared with Apartment 2 (45% / 55%)

**DIRECTIONS** From our offices, turn left and Yew Tree House can be found just a few steps along the path on the left-hand side. The entrance to Apartment 1 is to the left side of the property as you face it.



## Floor Plan

Approx. 97.0 sq. metres (1044.2 sq. feet)



Total area: approx. 97.0 sq. metres (1044.2 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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