



**The Pond House,
Craythorne, Tenterden, Kent TN30 6SB**

The Pond House, Craythorne, Tenterden, Kent TN30 6SB Offers in excess of £650,000

"The Pond House" offers a rare and exciting opportunity to acquire a most wonderful detached three double bedroom mid-century home with gated off-street parking and single garage, set in a tucked away and highly desirable location within walking distance of the picturesque High Street of Tenterden.

Built in the 1950's, this attractive, unique property has been beautifully updated over the last 21 years by the current vendors to make a very special home. With its immaculately presented, very stylish, bright interior, it would suit the needs of any number of different purchasers and must be viewed to be fully appreciated.

Outside, there is also much to get excited about. Not only are there good size gardens front and rear, the latter being somewhat of a "hidden gem", there is also, as the house name suggests, a large natural pond which is a haven for wildlife and a magnet for nature lovers.

Attractive detached 3 double bedroom home

Beautifully presented stylish interior with double glazing

Light, bright accommodation throughout

Tucked away very private cul-de-sac location

Gardens front and rear / large natural pond. Gated parking / single garage

Walking distance of all local amenities

Wide choice of good local schools. Catchment area for Ashford Grammars

Mainline stations at Ashford and Headcorn

SITUATION: This property enjoys a most convenient and sought-after location just a short walk from the historic and 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. There are a number of active clubs and societies in the town catering for all ages and a variety of educational opportunities exist, all of which are within walking distance of this property. This property also benefits from being 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 the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes).

www.warnergray.co.uk
info@warnergray.co.uk 01580766044

Warner Gray



The accommodation comprises the following with approximate dimensions:

HALLWAY 18' 5" x 7' 1 max" (5.61m x 2.16m) The beautiful original front door opens into a welcoming entrance hall that forms the centre of the house. The open area under the stairs is currently used as a study. Moduleo floor.

CLOAKROOM A good size with low level w.c and wash hand basin.

KITCHEN / DINING ROOM 25' 7" x 10' 5 max" With its high spec kitchen, breakfast bar, dining area and views over the garden, this stunning room is truly the heart of this home. There are a range of sleek contemporary base units, drawers and cupboards with man-made stone worktops and inset one and a half bowl sink with boiling water tap. The high-end appliances include built-in AEG microwave, integrated dishwasher and fridge / freezer. Space for range cooker. Tiled floor. Window with views over garden. French doors on to patio.

BOOT ROOM 12' 0" x 3' 5 max" At the end of the kitchen is a useful area providing additional storage. Door to outside. Boiler.

UTILITY ROOM 10' 8" x 9' 0 max" A spacious utility room with large Butler sink, wall and base units, woodblock worktop, space and plumbing for washing machine and dryer. Built-in cupboard. Space for cloaks, boots and free-standing storage. Moduleo floor.

SITTING ROOM 18' 0" x 11' 11 max". The spacious, elegant sitting room, with its fitted open fire, has a grand but warm feel. Windows at both ends of the room flood it with light and provide views of the front and rear gardens. Moduleo floor.

FIRST FLOOR LANDING The staircase with its stripped wood treads leads to a spacious first floor landing with window to front. Airing cupboard housing hot water cylinder. NB: There are stripped floorboards to all the rooms on this floor except the bathroom.

BEDROOM 1 17' 11" x 11' 11 max" spacious double aspect principal bedroom is somewhere lovely to chill and relax at the end of the day Useful built-in storage.

BEDROOM 2 12' 11" x 10' 6 max" A spacious double currently used as an office cum guest room. Good amount of built-in storage and fitted desk. Windows to the rear and side

BEDROOM 3 11' 11" x 10' 0 max". This pretty double bedroom with built-in wardrobes and recessed storage has beautiful views over the rear garden.

FAMILY BATHROOM A stylish modern bathroom with white suite comprising: low level w.c; wash hand basin with mixer tap; glass screened shower; bath with mixer tap and hand held shower; heated towel rail. Tiled floor and part tiled walls.

OUTSIDE A pretty path leads you to the front of the house where an open porch provides an ideal storage place for logs. The good size front garden, which is laid mainly to lawn with two lovely old apple trees, is well screened and very private, as is the landscaped rear garden. This space lends itself perfectly to the enjoyment of children, but would also provide plenty of scope for gardening enthusiasts and nature lovers alike.

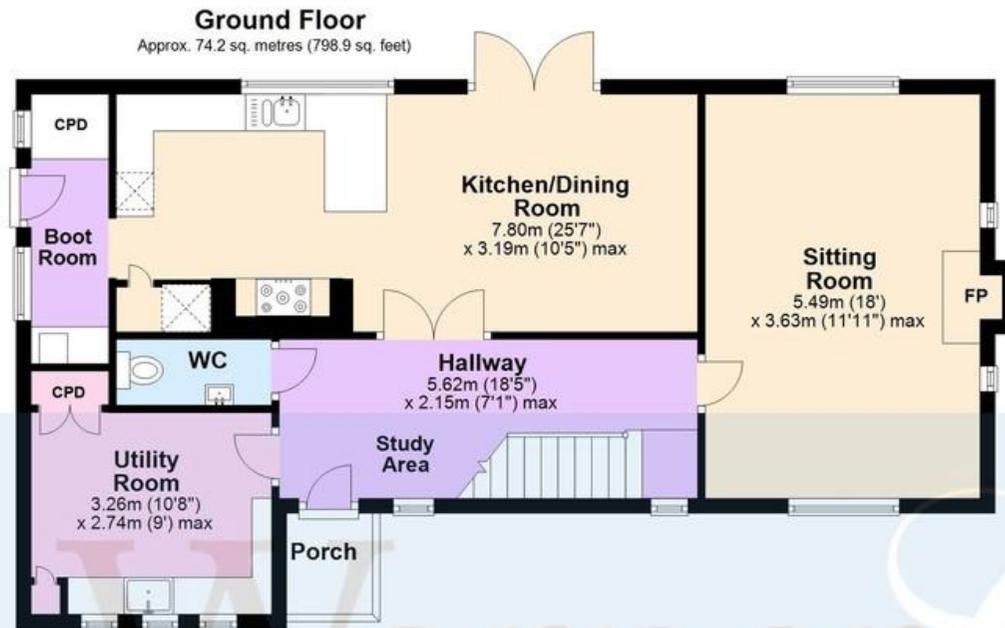
There are a number of places to sit, dine and relax, perfect for summer living and entertaining. A further small patio at the end of the garden gives views over the large natural pond. Beside this is a gated parking area for up to three cars and a detached single pre-fab garage.

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

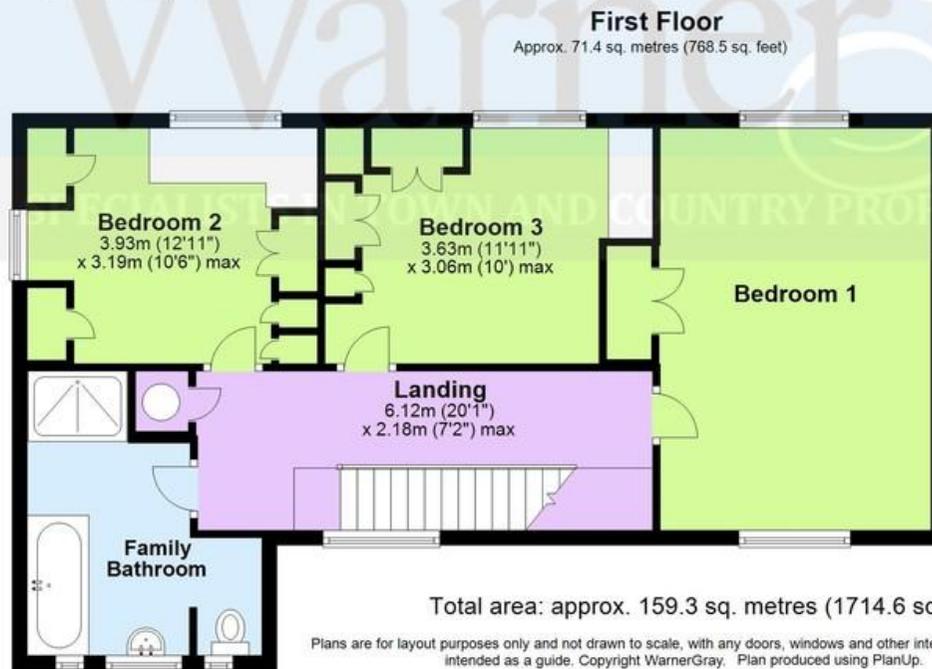
DIRECTIONS From our offices in Tenterden, proceed along the A28 in the direction of St Michaels. At the mini roundabout, turn right into Beacon Oak and then almost immediately left into Craythorne. At the entrance to Craythorne on the left hand side is a path. Walk along this path and The Pond House can be found at the end of it.

VIEWING by appointment through WarnerGray 01580 766044





Garage
Approx. 13.7 sq. metres (147.2 sq. feet)



Total area: approx. 159.3 sq. metres (1714.6 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.



