



**Bramley House,
5 Burgess Drive, Tenterden, Kent TN30 6FD**

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Offers in excess of £850,000

Just a short walk from the centre of the sought-after town of Tenterden is this most stylish detached three-storey 5 bedroom / 4 bathroom property, which offers the best of two worlds. On the one hand, the light, well-proportioned interiors and high spec finishes and fittings have been designed with modern living in mind, and on the other, the traditionally designed exterior and beautifully presented interior give a lovely established feel.

There is a spacious kitchen / dining room which opens onto a beautiful landscaped terrace, making this an ideal place for entertaining family and friends; an elegant lounge and five most luxurious bedrooms.

The bedrooms are all good size doubles and the generous bathroom facilities of a high specification. This property also exudes practicality, with a generous utility and cloakroom, good amounts of built-in storage and a purpose built study. It also benefits from a single garage and off-street parking for two cars. Viewing is highly recommended.

- Substantial detached 5 bedroom / 4 bathroom home
 - Built to high specification / warranty in place
- Beautifully presented, stylish accommodation throughout
 - Accommodation extending to circa 2,100 sq ft
 - Low maintenance landscaped rear garden
 - Single garage / off-street parking for 2 cars
 - Short walk to centre of Tenterden
 - Many lovely countryside walks on doorstep
- Wide choice of good local schools including 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, with its comprehensive range of shopping facilities and amenities. It also benefits from being very close to beautiful open countryside where there are many good walks to enjoy. There are a number of active clubs and societies, catering for all ages and a variety of educational opportunities exist, all of which are within walking distance of this property. It 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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Warner Gray



The accommodation comprises the following with approximate dimensions : The front door opens into a beautiful **ENTRANCE HALL** 15' 10" x 6' 5 max" that forms the centre of the downstairs accommodation. Stairs to first floor with carpet runner and rods. Painted panelling. Built-in cupboard. Amtico flooring.

SITTING ROOM 15' 10" x 10' 11" This elegant room, with its high ceiling and large bay window, is a wonderful space to sit and relax.

STUDY 11' 1" x 7' 6" This cosy space, currently set up as a study, would also make a good snug or play room. Bay window to front.

CLOAKROOM White suite comprising low level w.c and wash basin. Amtico flooring.

KITCHEN / DINING ROOM 29' 4" x 9' 9 max". With its high spec kitchen, separate dining area and views over the garden, this stunning room is truly the heart of this home. Range of grey shaker style base units, drawers and cupboards with quartz worktops give a fresh Scandi feel. The high-end NEFF appliances include two double ovens, induction hob, extractor, integrated dishwasher and double fridge / freezer. Stainless steel inset sink with mixer tap. Fitted 'Insinkerator'. Amtico flooring. French Doors give views over and access to the garden beyond.

UTILITY 8' 4" x 5' 11 max". This useful utility has storage cupboards, both base and wall, a worktop with stainless steel sink and drainer, plumbing and space for a washing machine and dryer and space for cloaks. Large built-in cupboard. Amtico flooring. Door to outside.

FIRST FLOOR LANDING 19' 4" x 6' 5 max" Stairs lead to a part panelled first floor landing with window to front.

PRINCIPAL BEDROOM 19' 4" x 11' 0 max" This spacious bedroom with its sliding mirrored door wardrobes and en-suite, is a tranquil place to sleep and relax. Bay window to front with countryside views. **PRINCIPAL EN-SUITE** Contemporary suite comprising glass screened shower, wash basin with storage below, concealed cistern w.c and heated towel rail. Tiled floor and part-tiled walls. NB: All bathrooms have Villeroy and Boch porcelain.

BEDROOM 2 11' 3" x 11' 0" A spacious double bedroom with en-suite shower room and bay window to the front affording lovely countryside views. **EN-SUITE** Contemporary suite comprising glass screened shower, wash hand basin with storage under, concealed cistern w.c and heated towel rail. Tiled floor and part-tiled walls.

BEDROOM 3 14' 9" x 10' 0 max" A good size double bedroom with built-in sliding door wardrobe and views over the garden.

FAMILY BATHROOM Stylish contemporary bathroom with white suite comprising concealed cistern w.c, wash basin, panelled bath with mixer tap and shower above. Heated towel rail. Mirrored storage cabinet. Tiled floor and part-tiled walls.

SECOND FLOOR LANDING Stairs lead to a landing on the second where there is a large storage cupboard with two sets of double doors. Cupboard housing hot water cylinder. NB: Some restricted head height to this floor.

BEDROOM 4 19' 3" x 10' 9 max" Generous double with window to the front and velux to the rear. Extensive built-in storage.

BEDROOM 5 14' 2" x 11' 2 max" An attractive attic style double bedroom with window to the front.

SHOWER ROOM Contemporary shower room comprising shower cubicle, wash hand basin with cupboard under, concealed cistern w.c and heated towel rail. Tiled floor and part-tiled walls. Velux window.

OUTSIDE A black iron gate set in black iron railings leads you to the front where paving and landscaped borders frame the main entrance door. A gate to the side takes you through to the beautifully landscaped and deceptively spacious rear garden which provides an oasis of calm away from the hustle and bustle of life. This wonderful space, paved with London Golden Stone with raised beds and pleached Photinia Red Robins, is an ideal setting for al fresco dining and entertaining. Other areas within the garden provide interest and additional places to sit and relax. Steps from this area lead down to the single garage where there is also two built-in timber sheds. This property also benefits from off-street parking for two cars in front of the garage.

SERVICES Mains: water (metered), drainage, gas and electricity. Fibre broadband. Freehold. £195.15 annual estate charge. Local Authority: Ashford Borough Council. EPC : B

DIRECTIONS From our offices in Tenterden, cross over the A28 and follow Recreation Ground Road down past the park to Church View. Take the first right and then turn left into Burgess Drive. Number 5 can be found on the left-hand side.



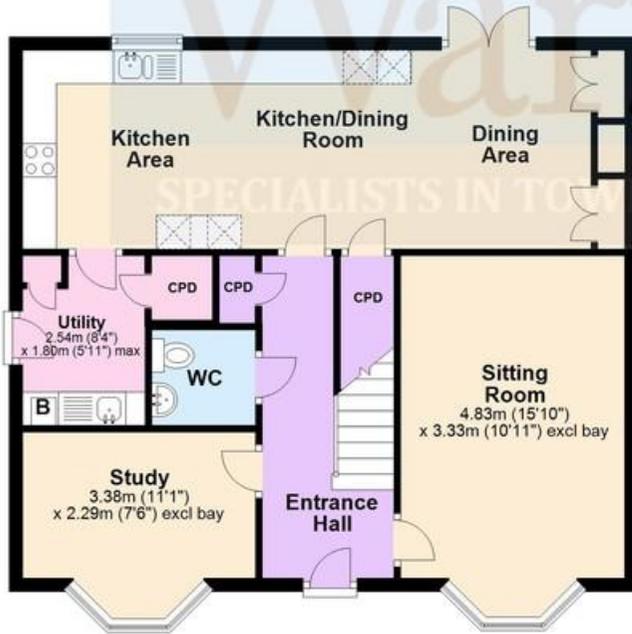
Second Floor

Approx. 52.3 sq. metres (562.4 sq. feet)



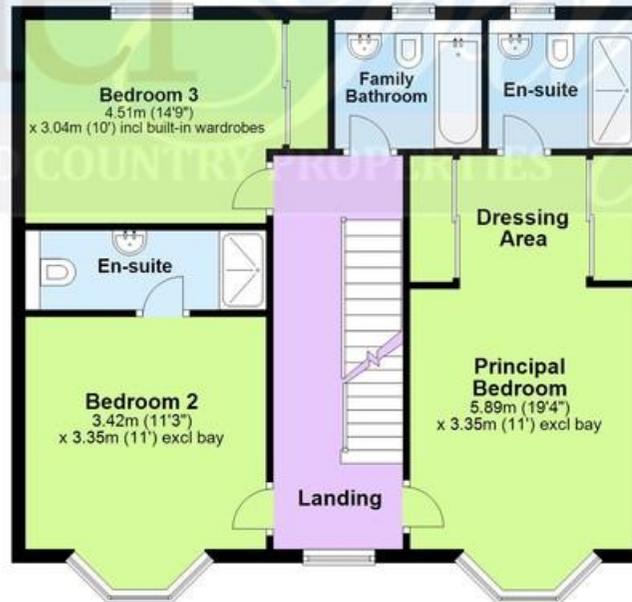
Ground Floor

Approx. 71.4 sq. metres (768.5 sq. feet)



First Floor

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



Garage

Approx. 17.3 sq. metres (186.0 sq. feet)



Total area: approx. 212.4 sq. metres (2286.2 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. NB: The eaves spaces are not included within the total square footage. Plan produced using PlanUp.

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