



**Highfield,
3 Knockwood Road, Tenterden, Kent TN30 7AP**

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Offers in excess of £650,000**

"Highfield" offers a rare and exciting opportunity to acquire a most wonderful detached three double bedroom home with off-street parking and attached single garage, set in a highly desirable location within walking distance of the picturesque High Street of Tenterden.

This attractive property has been stylishly updated by the current vendor to make a very special home. With its immaculately presented, bright, modern interior, it would suit the needs of any number of different purchasers and must be viewed to be fully appreciated.

Outside, there are good size gardens front and rear, the latter benefitting from being well screened and south facing. The property is approached over a drive where there is off-street parking for two cars in front of the garage.

All of the local amenities are within walking distance which is what makes this location so popular, as well as the fact that the enchanting Knock wood is on the doorstep, where there are many good walks to enjoy.

- Attractive detached 3 double bedroom home
- Beautifully presented stylish modern interior
 - Sought after location close to town centre
 - Good size well screened south facing garden
- Potential for rear extension (subject to planning)
- Driveway for 2 cars / attached single garage
 - Walking distance of all local amenities
- Lovely woodland / countryside walks on doorstep
- Mainline stations at Ashford and Headcorn

SITUATION: "Highfield" 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, comprehensive 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. 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 area, including a Hopper bus.

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The accommodation comprises the following with approximate dimensions: The original front door opens into a welcoming double height **ENTRANCE HALL** 12' 10" x 11' 5 max" (3.91m x 3.48m) that forms the centre of the house. Room for free standing furniture. Staircase to first floor landing.

SITTING ROOM 16' 11" x 12' 10 max" (5.16m x 3.91m) This lovely, spacious, double aspect room is a perfect space for both winter and summer living. While the coal effect gas fire means it is perfect as a sitting room for cosy evenings in, the French doors that open on to the patio and garden beyond, make this the perfect place to sit and relax during the warmer months.

KITCHEN / DINING ROOM 19' 1" x 10' 8 max" (5.82m x 3.25m) This bright, spacious area, with its modern shaker style kitchen, is most definitely the hub of this home. French doors give access to and views over the garden beyond. Fitted kitchen with a range of base units and matching wall units with laminate worktops and Blanco sink. Integrated Bosch dishwasher, eye-level Smeg double oven and bin storage. Bosch five ring gas burner. Larder cupboard. Room for small island if desired. Space for soft furnishings and dining table and chairs.

UTILITY ROOM 8' 11" x 8' 10 max" (2.72m x 2.69m) A spacious utility room with stainless steel sink, wall and base units, laminate worktop, space and plumbing for washing machine and dryer.

Built-in cupboard housing Worcester Boiler. Space for American style fridge/freezer.

CLOAKROOM Attractive cloakroom with low level w.c and wash hand basin.

BEDROOM 3 / STUDY 10' 8" x 9' 5 max" (3.25m x 2.87m) A good size double handily situated next to the downstairs cloakroom. Currently used as an office cum guest room. Good amounts of built-in storage and fitted desk. Large window to the front giving views over the front garden.

FIRST FLOOR LANDING Stairs lead to the first floor landing from where all the rooms on this floor are accessed. Airing cupboard housing hot water cylinder. NB: There is some restricted head height to this floor.

BEDROOM 1 14' 3" x 12' 11 max" (4.34m x 3.94m) A generous double bedroom with built-in storage and far reaching countryside views over Knock wood to the front. Access to eaves storage (unmeasured).

BEDROOM 2 16' 0" x 10' 9 max" (4.88m x 3.28m) A lovely light double bedroom with large picture window to the side. Fitted wardrobes and good amounts of useful, easily accessed eaves storage (unmeasured).

SHOWER ROOM Good size shower room comprising: fitted unit with concealed cistern w.c and inset wash hand basin with storage below; large walk-in shower cubicle, and heated towel rail. Wall cupboards. High level window to rear. NB: If desired, there may be room for a bath if the space was reconfigured. Loft hatch leading to attic which we understand is boarded.

OUTSIDE A path leads you through the pretty front garden to the front door, where an open porch provides an ideal storage place for plant pots and muddy boots! A gate to the side of the garage leads you to the beautiful south facing rear garden, which provides plenty of scope for gardening enthusiasts and nature lovers alike. There are a number of places to sit and enjoy the garden, and a patio at the back of the house makes the ideal place for summer dining and entertaining.

This property also benefits from a garage which has been handily fitted out with wall cupboards, work benches and open shelving, and a brick paved driveway which provides off-street parking for two cars.

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

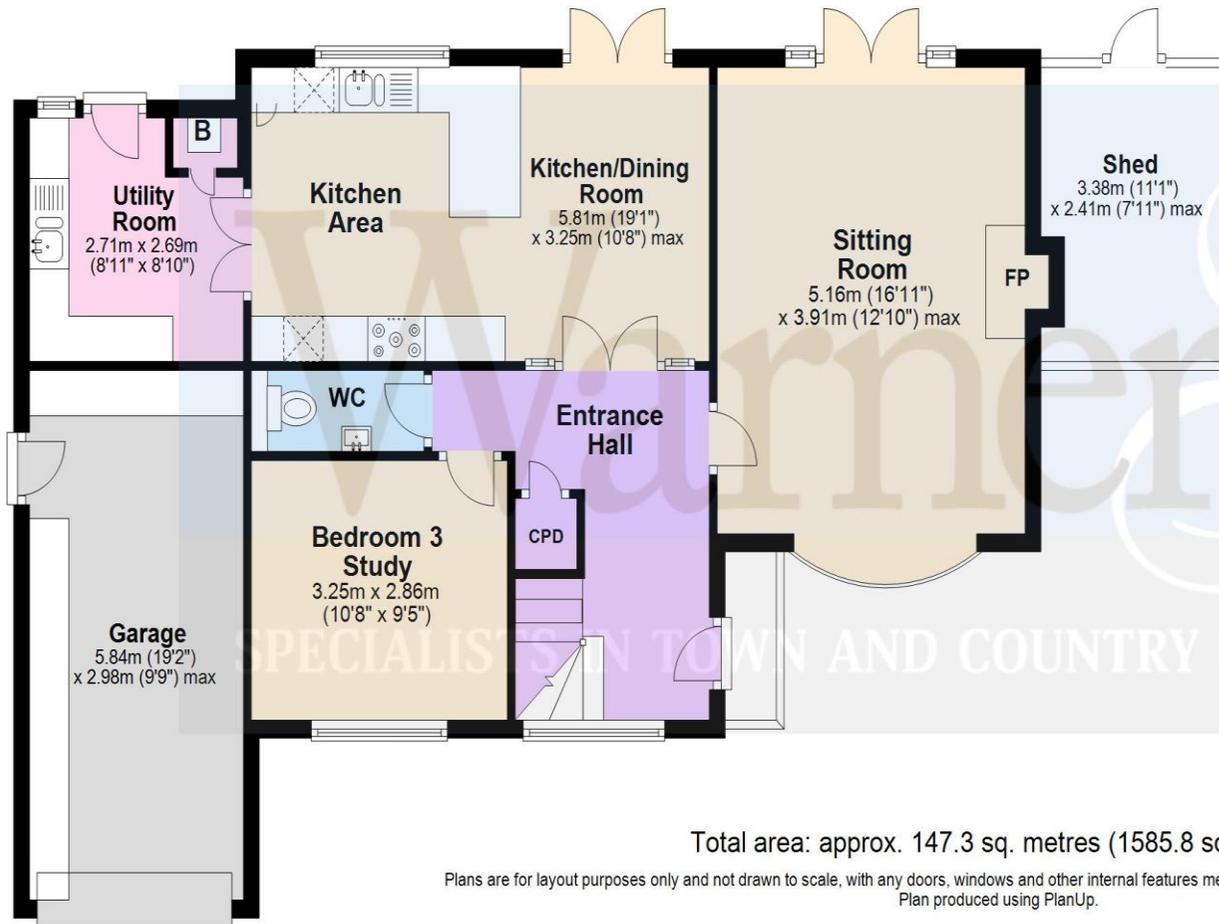
LOCATION FINDER what3words: income.shoebox.dabbling

Viewing by appointment through WarnerGray 01580 766044



Ground Floor

Approx. 94.5 sq. metres (1016.8 sq. feet)



First Floor

Approx. 52.9 sq. metres (569.0 sq. feet)



Total area: approx. 147.3 sq. metres (1585.8 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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