

Warner Gray



2 Homewood Road,
Tenterden, Kent TN30 7AU

2 Homewood Road, Tenterden, Kent TN30 7AU Offers in excess of £700,000

This most wonderful detached three / four bedroom, two bathroom home, with its beautiful landscaped gardens, double garage and two driveways providing off-street parking for three cars, must be viewed to be fully appreciated.

Set on a large corner plot in a highly desirable location within walking distance of the picturesque High Street of Tenterden, this attractive property has been beautifully updated by the current vendors to make a very desirable home. With its immaculately presented, very stylish, bright interior, and flexible living space, it would suit the needs of any number of different purchasers.

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 Knockwood is on the doorstep, where there are many good walks, bluebells and wild life to enjoy.

- Attractive detached 3 / 4 bedroom home
- Beautifully presented stylish interior
- Light, bright accommodation throughout
- Contemporary bathroom & en-suite shower room
- Desirable location close to town centre
- Beautifully landscaped gardens / corner plot
- Double garage / driveways front & rear
- Walking distance of all local amenities
- Catchment Area for Ashford Grammars
- Mainline stations at Ashford and Headcorn

SITUATION: 2 Homewood Road is situated in a prime location just a short distance from the picturesque High Street 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.

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

Warner Gray



The accommodation comprise the following with approximate dimensions : The front door opens into a welcoming **ENTRANCE HALL** 12' 6" x 7' 8 max" that forms the centre of the house. Open storage area under stairs.

SITTING / DINING ROOM 24' 10" x 18' 0 max" This spacious L-shaped room has windows on three sides. The large picture window to the rear floods the room with light and gives a wonderful vista over the rear garden.

STUDY / SNUG 13' 1" x 9' 10 max" This useful triple aspect room could serve a number of functions including as a home office, play room, teenage den or hobby room.

KITCHEN / BREAKFAST ROOM 14' 0" x 9' 11 max" The kitchen is fitted with a range of cream, shaker style base units with laminate worktops and further range of wall cupboards. Ceramic sink unit, built-in double oven, gas hob with extractor fan above and integrated dishwasher. Space for small table and chairs. A door gives access to the :

UTILITY ROOM 10' 5" x 6' 2 max" (3.18m x 1.88m) A useful utility area with space and plumbing for a washing machine (worktop over), built-in cupboard and shelving. Space for fridge / freezer. Doors to rear garden and boot room.

BOOT ROOM 11' 9" x 6' 5 max" With an external door at the front of the house, this area is ideal for dirty boots, dogs and children! Space for cloaks and additional storage.

CLOAKROOM A very stylish, contemporary cloakroom with concealed cistern w.c and wash hand basin with storage under.

FIRST FLOOR LANDING Stairs lead to a landing which gives access to all the rooms on this floor. Loft hatch and airing cupboard housing hot water cylinder.

BEDROOM 1 17' 5" x 12' 10 max" A spacious double aspect principal bedroom which is somewhere lovely to chill and relax at the end of the day. **EN-SUITE SHOWER ROOM** comprising: shower cubicle with Mira shower and built-in unit with inset wash hand basin, w.c and storage.

BEDROOM 2 10' 6" x 9' 11 max" A spacious double with an adjoining **BEDROOM 4 / DRESSING ROOM** (10'10 x 8'0) which could be an ideal study area or snug for a teenager. Eaves storage (unmeasured).

BEDROOM 3 12' 0" x 9' 2 max" A good size double with access to a large eaves storage space (unmeasured).

BATHROOM A stylish modern white suite comprising: unit with concealed cistern w.c; wash basin with storage under; bath with mixer tap and Mira shower over; heated towel rail.

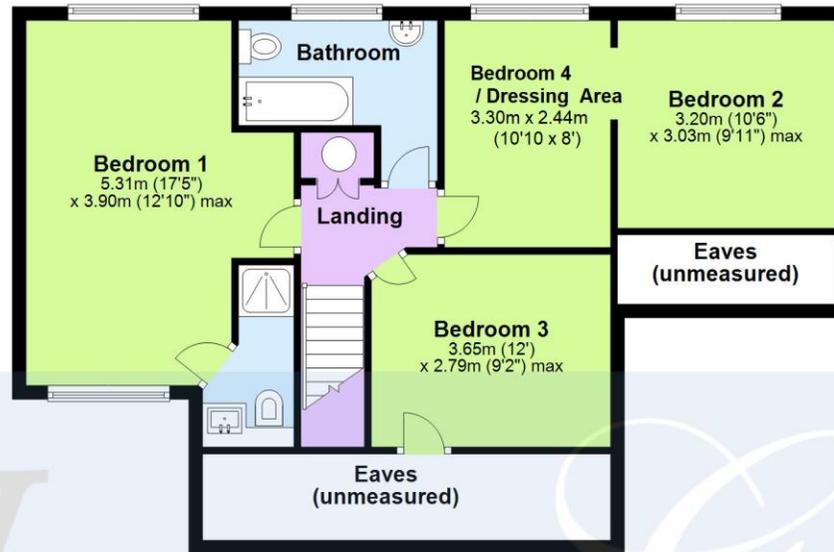
OUTSIDE The property, which sits on a generous corner plot, is approached over a brick paved driveway which provides off-street parking for one car in front of the house. The beautiful garden, which is well screened by mature hedging, wraps round the property on three sides and is laid mainly to lawn with mature planting and ornamental trees. There is a lovely patio area at the back of the house which is the perfect spot for summer dining. There is also plenty of storage space with two good size sheds and a useful area behind the double garage which also houses a greenhouse. To the side of the property in front of the double garage is another driveway providing parking for two cars.

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

DIRECTIONS From our offices in Tenterden, proceed along the A28 towards St Michaels and turn right into Homewood Road opposite Homewood School. Carry on up this road, following the bend round to the left at the top of the hill. Number 2 is the last house on the left hand side before you reach Knockwood Road.



First Floor
Approx. 60.8 sq. metres (654.9 sq. feet)



Ground Floor
Approx. 84.9 sq. metres (913.6 sq. feet)



Double Garage
Approx. 23.9 sq. metres (257.3 sq. feet)



Total area: approx. 169.6 sq. metres (1825.8 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. Plan produced using PlanUp.

All measurements are approximate. These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of WarnerGray, their clients and any joint agents have any authority to make any representation of warranty whatsoever in relation to the property. Photographs are reproduced for general information only and do not imply that any item is included for sale with the property. WarnerGray advises purchasers to satisfy themselves by inspection of the property. It should not be assumed that the property has all the necessary planning, building regulations or other consents regarding alterations.



