



Old Burren,
25 Ashford Road, Tenterden, Kent TN30 6LL

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25 Ashford Road, Tenterden, Kent, TN30 6LL
Offers In Excess of £950,000**

5 Bedroom house with two annexe cottages in the town centre.

A truly unique period property which comprises an impressive Grade II listed 18th century 5 bedroom period property with an abundance of superb character features throughout, all beautifully presented with great attention to detail.

In addition the property benefits from 2 detached self contained annexe cottages, all which is set within charming, good size mature gardens, situated in a highly desirable location very close to picturesque High Street and all the superb amenities the delightful small Wealden town has to offer. The property also benefits from an integral garage and parking.

- Beautifully presented with a stylish interior
 - Boasting a wealth of period features
- Excellent self contained Annexe accommodation
 - 4/5 Reception Rooms (main house)
 - 2 Further Bedrooms/Bathrooms (annexe)
- Delightful, landscaped gardens, integral garage & off road parking
 - Close proximity to Tenterden High Street

SITUATION : Tenterden is a delightful small Wealden town known as the 'Jewel in the Weald' offering excellent leisure and recreational amenities to include shopping (with many interesting independent shops) and a comprehensive range of facilities; doctors, dentists, schools, banks etc. The town is surrounded by beautiful countryside with many lovely walks, cycle rides and golf courses. There is a wide choice of well regarded state/private school options (including grammar), with excellent infant/primary/secondary schools in Tenterden. Good transport links include rail services to London from nearby Headcorn (9 miles) and Ashford International (13 miles) which also offers the high speed link to St Pancras (37 minutes) and the Continent via Eurostar. Regular buses link the surrounding towns/villages.

DESCRIPTION : Old Burren is a handsome attached Grade II listed 18th century period property which has been totally refurbished over recent years, creating a superb family home, with beautiful stylish interior arranged over three floors. Internally there are many charming character features which include fireplaces, window seats, exposed timbers, sash windows, floorboards, exposed brickwork, bay windows and latch doors.

VIEWING through WarnerGray 01580 766044

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The accommodation comprises the following with approximate dimensions : A light and airy **ENTRANCE HALL** 6'8 x 6'8 leads into the **SITTING ROOM** 17' 9 into bay" x 12'. Exposed oak floorboards, inglenook fireplace, bay window to front and staircase to 1st floor. Steps down to Study, set to rear.

DINING ROOM 20' 1" x 17' 10 into bay" A generous room offering flexible layout, currently arranged with dining area, seating area with inglenook fireplace and bay window seat. Many exposed timbers, second fireplace and useful recess set in one corner. External door (currently unused) and further staircase to 1st floor

STUDY 11' 8" x 9' 7". Set to rear, with door and views to garden. Kitchen and Utility Room lead off.

KITCHEN 16' 4" x 9' 5" . Good size, with oak timber floor, traditional white colour base/wall units with Belfast sink and granite worktops. Appliances comprise Rangemaster range (electric ovens/gas top), dishwasher, fridge and freezer. Stable door to garden and opening to adjacent Breakfast Room.

BREAKFAST ROOM 9' 10" x 9' 3". Whitewashed floorboards and fitted painted timber cabinets. Window to rear. **UTILITY ROOM** 9' 3" x 7' 6". Modern fitted cabinets with granite worktop and stainless steel sink, leaving space for appliances. Double aspect to side and rear.

FIRST FLOOR 2 Staircases lead to 2 separate landings (both with further stairs to 2nd floor). **MASTER BEDROOM** 16' 6" x 11' 1". Generous room with fireplace, exposed timbers, built in storage and sash window to front. Access to 'Jack and Jill' dressing room (shared with Bedroom 2) providing ample storage **DRESSING ROOM** 7' 0" x 5' 4". Built in wardrobe storage and window seat (with storage) to front.

BEDROOM 16'7 x 11'4. Window to front.

BEDROOM 9' 8" x 8' 2" . Single room with sash window to front.

BATHROOM Good size, with freestanding slipper roll top bath, large walk in shower and hand basin.

SHOWER ROOM With white fittings which comprise low level w.c. shower and wash hand basin.

SEPARATE W.C. W.C. and hand basin, with window to side.

SECOND FLOOR BEDROOM 27' 0 max" x 11' 9 max" Double room with many exposed timbers and beautiful far reaching views to rear. **EN-SUITE W.C.** (W.C. and hand basin). Door to adjacent bedroom (5) which also has independent access from additional staircase.

BEDROOM 20' 0" x 11' 6". Double room, with many exposed timbers and enjoying far reaching views to rear.

SAGE COTTAGE One bedroom self-contained brick built cottage, with vaulted ceiling, comprising : Open plan Living/Dining/Kitchen (18' x 16'3). Kitchen area fitted with base/wall cabinets, stainless steel sink, integrated oven, hob (both electric) and fridge/freezer. Inner Hallway leading to Double Bedroom (14'2 x 12'1) and Bathroom (9'1 x 7') with bath, hand basin and W.C.

ROSEMARI COTTAGE Detached, brick-built cottage with part vaulted ceiling. Open plan Living/Dining area (11'5 x 10'5) with staircase to mezzanine level. Inner 'Hall' to Kitchen (8'7 x 5') fitted with base/wall cabinets, hob (electric) and integrated fridge. Shower Room (5'2 x 5') with shower, hand basin and W.C. - 1st Floor (Mezzanine) 9' x 7'2 with space for double bed (restricted head height)

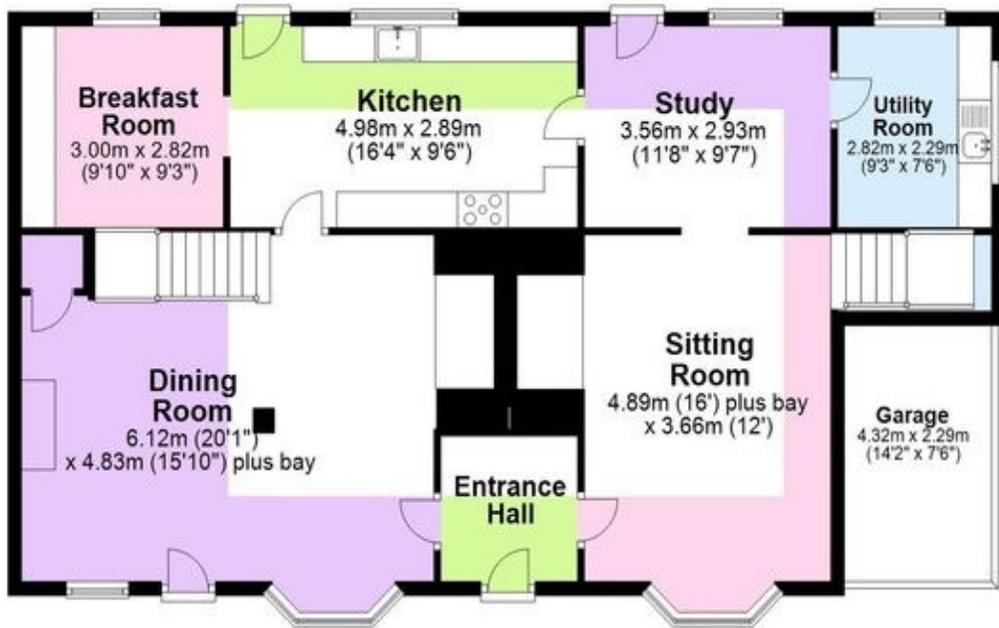
OUTSIDE The property is set with delightful, mature gardens which have been beautifully landscaped to include old brick and gravel terraces, walled garden, log store and secluded lawn, all interspersed with an abundance of mature trees, shrubs, beds and borders which create a charming setting for a very unique property. There is also an **INTEGRAL GARAGE** (14'2 x 7'6) with cellar (12'5 x 9'8) and additional space for off road parking, with attractive cottage style gardens set to the front.

NOTE: All services are linked to main house. Council tax is billed separately.

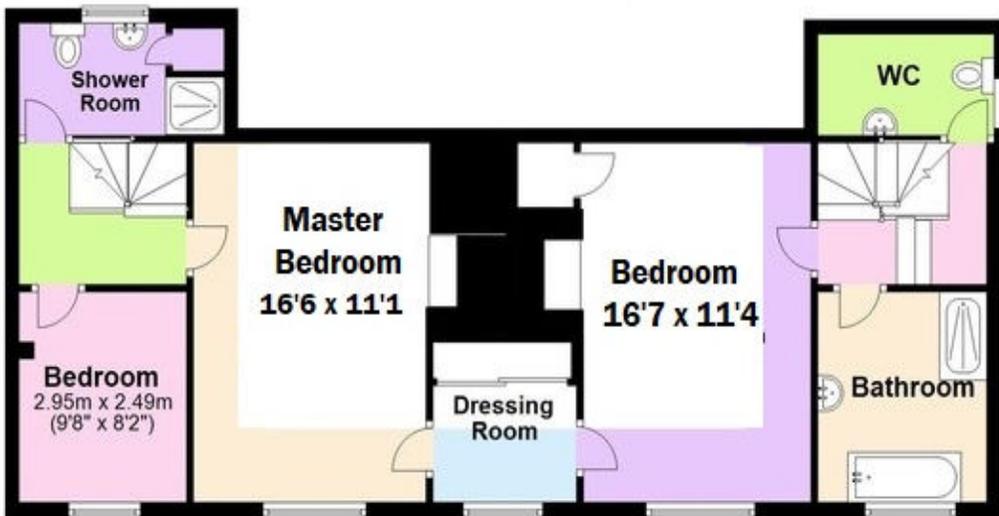
DIRECTIONS Old Burren is set just off the end of the High Street on Ashford Road being about 2 minutes from our offices (opposite the park).



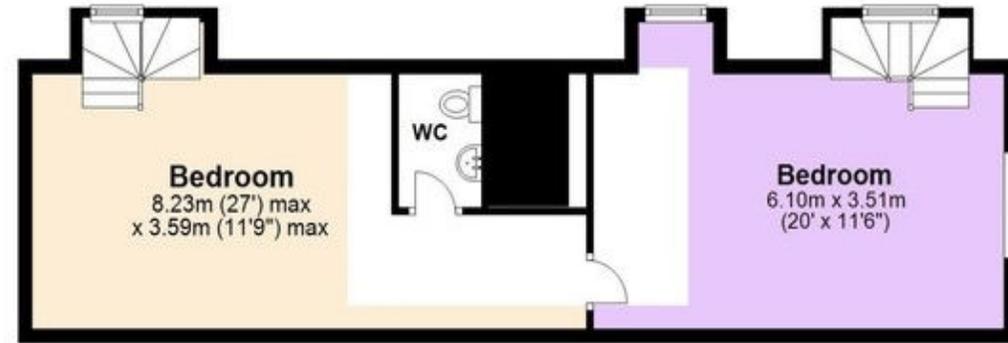
Ground Floor



First Floor



Second Floor



Annexe : Sage Cottage



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Annexe : Rosemari Cottage

