



**8 Rother Drive,
Tenterden, Kent TN30 7EZ**

8 Rother Drive, Tenterden, Kent TN30 7EZ

Offers in excess of £435,000

This very attractive attached 3 bedroom property enjoys a tucked away, but very convenient location in a private cul-de-sac, just a short distance from the centre of Tenterden and all its many amenities.

Built a year ago by Redrow Homes as part of the select Appledore Green residential development, this lovely family home would suit any number of different purchasers, including those looking for a possible investment/rental opportunity

The very well presented, stylish accommodation consists of a good size sitting room, kitchen / dining room, downstairs cloakroom, three bedrooms, one of which has the benefit of an en-suite, and a main bathroom.

This property also exudes practicality with good amounts of built-in storage including a very useful utility cupboard.

Outside, there is an enclosed south facing garden to the rear and off-street parking for two cars to the front. Viewing is highly recommended.

- Attractive attached 3 bedroom / 2 bathroom property
- Built to a high specification / Warranty in place
 - Light, bright accommodation throughout
- Walking distance of Tenterden High Street & amenities
- Enclosed south facing garden to rear. Parking for two cars to front
 - Tucked away private cul-de-sac location
 - Many good 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 walk from the historic High Street of Tenterden, with its comprehensive range of shopping, health and leisure facilities. 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 in the town catering for all ages and a variety of educational opportunities exist, all of which are within walking distance.

It 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 London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages, including the Hopper bus service..



The accommodation comprises the following with approximate dimensions : The front door leads into a long, airy **HALLWAY** 13' 4" x 6' 10 max" with stairs to the first floor. A built-in under stairs cupboard provides storage for cloaks, boots and household items. Doors from the hall lead to the sitting room, kitchen / dining room and cloakroom. Amtico floor.

CLOAKROOM A generous cloakroom with low level w.c and corner wash basin with mixer tap. Amtico floor.

SITTING ROOM 15' 10" x 11' 0 max" A door from the hall leads to an elegant sitting room, perfect for relaxing in the day or evening. A large, shuttered picture window gives views over the close.

KITCHEN / DINING ROOM 18' 2" x 11' 4 max. With its high spec kitchen and separate dining area, this lovely room is the perfect place to cook, eat and entertain. French doors give access to the patio and garden beyond. The kitchen has a range of cream shaker style base units, drawers and cupboards with laminate worktops which give a fresh modern feel.

The high-end appliances include an eye-level built-in AEG double oven, a Bosch induction hob with extractor above, integrated dishwasher and fridge / freezer. One and a half bowl stainless steel sink unit with mixer tap. Amtico flooring. A useful utility cupboard provides space for laundry, a washing machine and eye level dryer if desired.

Stairs from the ground floor lead to a **FIRST FLOOR LANDING** from which all the bedrooms and bathroom are accessed. Useful built-in over stairs cupboard housing Boiler. Loft hatch.

BEDROOM 1 11' 4" x 11' 0 max" The principal bedroom, with its built-in wardrobes and en-suite shower room, is a tranquil place to sleep and relax. A window to the front gives views over the close beyond.

EN-SUITE SHOWER ROOM Contemporary suite comprising: glass screened shower with sliding door; wash basin with mixer tap and storage drawer below; low level w.c and heated towel rail. Amtico floor and part-tiled walls. Room for free standing storage.

BEDROOM 2 11' 9" x 9' 3 max" A spacious, light, double bedroom with a window to the rear overlooking the garden and countryside beyond. Built-in wardrobe.

BEDROOM 3 8' 7" x 8' 6" Currently a study cum snug, this useful bedroom has a window to the rear and lovely views.

BATHROOM A stylish contemporary bathroom with white suite comprising: low level w.c; wash basin with mixer tap and storage drawer below; panelled bath with mixer tap and shower above and heated towel rail. Amtico floor and part-tiled walls.

OUTSIDE A gate at the side of the house takes you through to the enclosed south facing rear garden, laid mainly to lawn, which provides an oasis of calm away from the hustle and bustle of life. The patio along the back of the house makes an ideal setting for al fresco dining and BBQ's. This property also benefits from a timber shed and off-street parking for two cars.

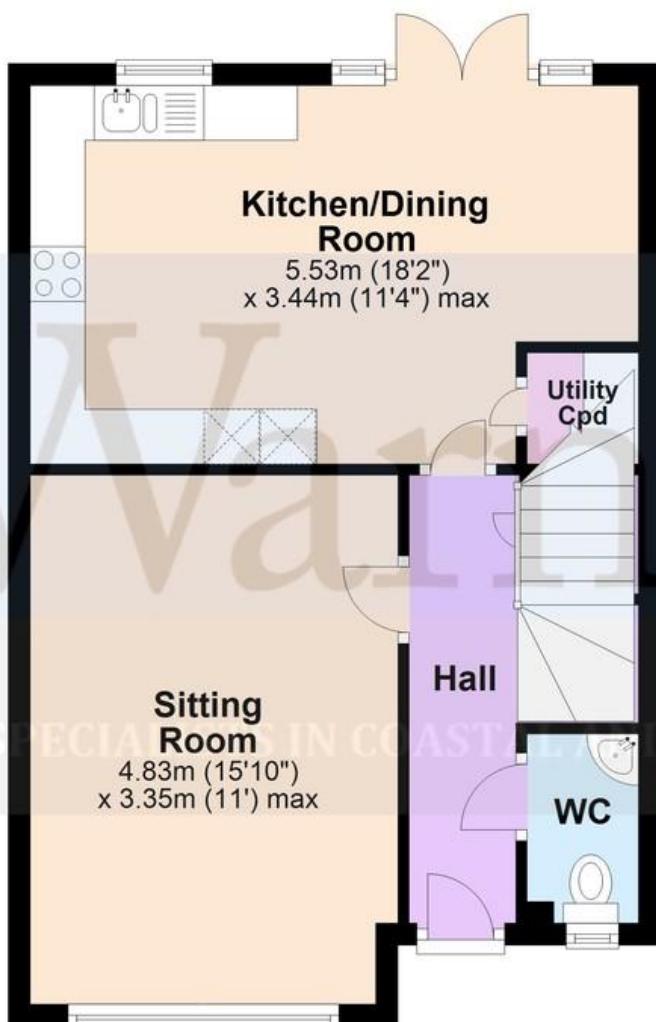
SERVICES

Mains gas, electric, water and drainage. EPC Rating: B. Local Authority: Ashford Borough Council.



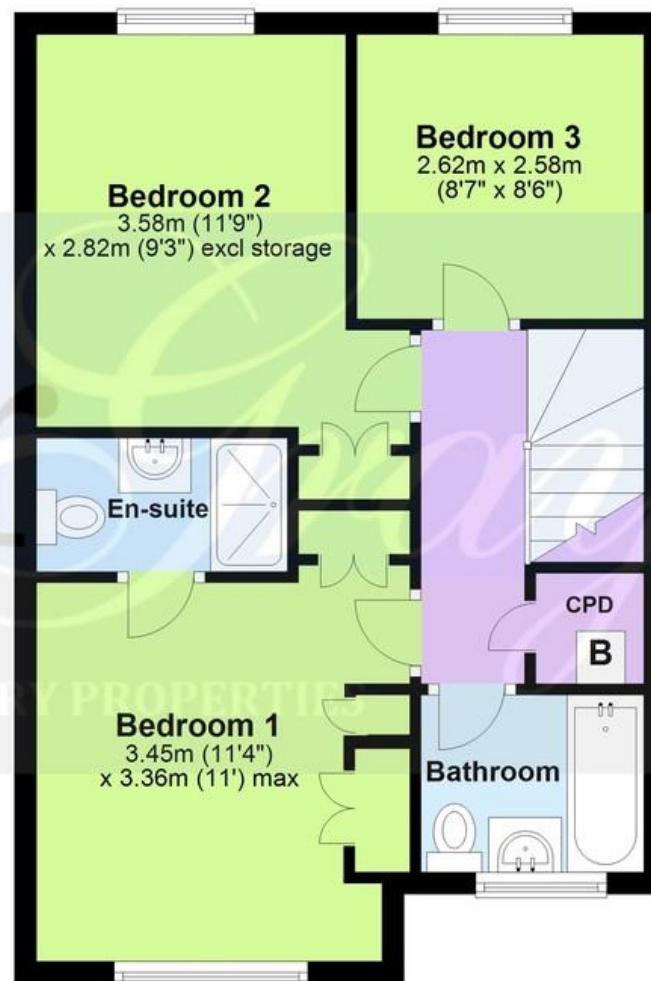
Ground Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



First Floor

Approx. 45.0 sq. metres (483.8 sq. feet)



Total area: approx. 89.6 sq. metres (964.3 sq. feet)

Plans are for layout purposes only and are not drawn to scale, with any doors, windows and other internal features merely intended as a guide.

Plan produced using PlanUp.



