

Warner Gray



Holmbury,  
7 Six Fields Path, Tenterden TN30 6EX

## Holmbury, 7 Six Fields Path, Tenterden, Kent TN30 6EX Offers in excess of £600,000

This very attractive detached three bedroom / two bathroom property with south facing garden and designated off-street parking for two cars, is situated just behind the desirable High Street of Tenterden.

Built 3 years ago as part of a select residential development close to town, this property would now suit any number of different purchasers.

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

Outside, there is an enclosed, landscaped, surprisingly spacious part walled garden to the rear from which a gate leads to two designated off-street parking spaces.

Just a very short, pretty walk to the High Street, this property is perfectly placed to take full advantage of all the many local facilities on offer in the town and must be viewed to be fully appreciated.

- Attractive detached 3 bed / 2 bath property
- Built to a high specification / warranty in place
- Beautifully presented, stylish accommodation
- Envious tucked away central location a short walk to High Street
- Part walled south facing garden. Designated off-street parking for 2 cars
- Many countryside walks on doorstep. Wide choice of local schools close by
- Mainline stations at Headcorn and Ashford

**SITUATION:** "Holmbury" is situated in a prime location just a few steps from the picturesque High Street of Tenterden, which is well known for its abundance of independent shops, small cafes and restaurants. In addition, there is a comprehensive range of national High Street shopping names, banks, leisure and health 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, 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 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: ENTRANCE HALL** 19' 5" x 7' 0 max" (5.92m x 2.13m) The front door leads into a welcoming hallway with stairs to the first floor. Space for cloaks. A large built-in cupboard provides plenty of storage for household items. Doors from the hall lead to the sitting room, kitchen / dining room and cloakroom. Amtico floor.

**KITCHEN / DINING ROOM** 19' 5" x 9' 6 max" (5.92m x 2.9m) With its high spec kitchen and separate dining area, this lovely double aspect room is the perfect place to cook and eat. A range of light grey shaker style base units, drawers and cupboards with Corian work tops give a fresh Scandi feel. The high -end appliances include an eye-level built-in oven and microwave, induction hob with extractor above, integrated dishwasher, washing machine and fridge / freezer. One and a half bowl stainless steel inset sink with mixer tap. Amtico flooring. Door to outside which handily leads to bin storage area.

**SITTING ROOM** 19' 5" x 11' 3" (5.92m x 3.4 m) A glazed door from the hall leads to an elegant double aspect sitting room which is large enough to incorporate a study area at one end if desired. French doors open onto the patio and give access to the garden beyond.

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

**FIRST FLOOR LANDING** Stairs from the ground floor lead to a first floor landing from which all the bedrooms and bathroom are accessed. Useful built- in airing cupboard with radiator. Loft hatch.

**BEDROOM 1** 13' 10" x 9' 6 max" (4.22m x 2.9m) The principal bedroom, with its sliding mirrored door wardrobes and en-suite, is a tranquil place to sleep and relax. A window to the front gives lovely views over the allotments.

**EN-SUITE SHOWER ROOM** 9' 6" x 5' 3 max" (2.9m x 1.6m) Contemporary suite comprising glass screened shower, wash basin with mixer tap, concealed cistern w.c and heated towel rail. Tiled floor and part-tiled walls.

**BEDROOM 2** 11' 3" x 10' 10" (3.43m x 3.3m) A spacious double bedroom with window to the front.

**BEDROOM 3** 11' 3" x 8' 3" (3.43m x 2.51m) Currently set up as a study, this useful third bedroom has a window to the side.

**FAMILY BATHROOM** A stylish contemporary bathroom with white suite comprising concealed cistern w.c, wash basin with mixer tap and bath with mixer tap and shower above. Heated towel rail. Tiled floor and part-tiled walls.

**OUTSIDE** Pretty flower borders bounded by white picket fencing to the front of the house lead you to the main entrance door. A gate at the rear of the property takes you through to the pretty and surprisingly spacious part walled garden which provides an oasis of calm away from the hustle and bustle of life.

A small patio at the back of the house makes an ideal setting for al fresco dining and BBQ's and the electric awning over it gives some much-needed shade in this south facing garden.

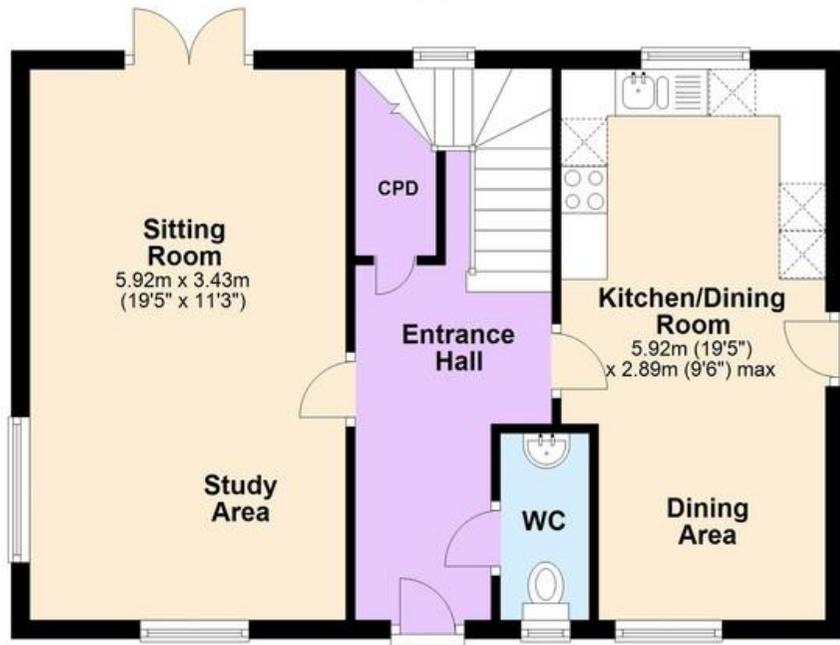
This property also benefits from two designated off-street parking spaces which are handily positioned immediately outside the back gate, and a pathway at the side of the house that is useful for the storage of the wheelie bins.

**SERVICES** Mains gas, electric, water and drainage. EPC: B. Local Authority: Ashford Borough Council. **DIRECTIONS** From our office in Tenterden, proceed along the High Street until you come to the crossing in the middle of town outside Santander. Cross over the High Street and take the alleyway next to Nationwide. This will lead you into Bells Lane. Continue along Bells Lane and past the allotments on the left-hand side and Holmbury can be found just past these on the right.



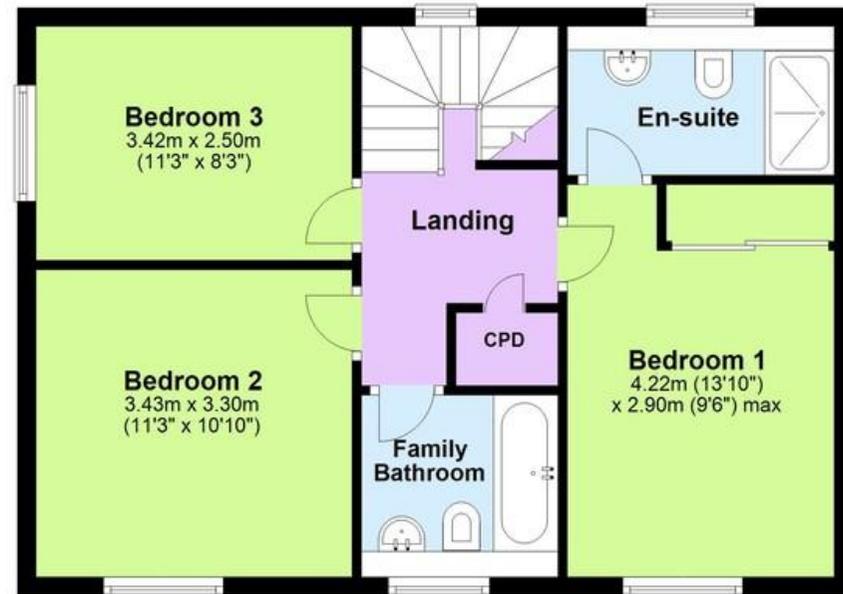
## Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)



## First Floor

Approx. 51.2 sq. metres (551.3 sq. feet)



Total area: approx. 102.3 sq. metres (1101.1 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: Total square footage includes outbuildings and garaging where present.

Plan produced using PlanUp.



