



12 Homewood Road,  
Tenterden, Kent TN30 7AU

## 12 Homewood Road, Tenterden, TN30 7AU Offers in excess of £695,000

Enjoying a most sought-after location close to the centre of Tenterden, this immaculate three bedroom detached bungalow, sitting on a large corner plot with a wonderful garden, must be viewed to be fully appreciated.

Updated throughout, the immaculately presented, stylish accommodation consists of a welcoming entrance hall, large sitting room, newly fitted kitchen, spacious conservatory, three bedrooms, a main shower room and en-suite cloakroom.

Outside, the beautifully landscaped very private garden is equally well kept and maintained. The property is approached over a drive where there is off-street parking for several cars. It also benefits from a single attached garage and further outside storage.

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, bluebells and wild life to enjoy.

- Attractive detached 3 bedroom bungalow
- Immaculately presented accommodation
  - Sought after location close to town
  - Beautiful mature well screened garden
  - Large corner plot / Attached garage
  - Driveway providing off-street parking
  - Walking distance of centre of Tenterden
  - Lovely woodland walks on doorstep
- Mainline stations at Ashford and Headcorn

**SITUATION:** 12 Homewood Road 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 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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**Warner Gray**



**ENTRANCE HALL** The front door opens into a welcoming hallway which forms the centre of this bungalow. Built-in cupboard housing Boiler. Access to the loft which houses the water tank is from this area. NB: We are advised that the loft is insulated.

**SITTING ROOM** 19' 4" x 14' 10 max" (5.89m x 4.52m) A spacious, light, double aspect room which is generous enough to be a sitting / dining room if desired. A fireplace with inset wood burner makes a cosy focal point. A large window to the front gives a lovely outlook and brings in lots of natural light, and sliding glazed doors to the rear give access to the conservatory.

**CONSERVATORY** 21' 4" x 10' 2 max" (6.5m x 3.1m) Currently used as a dining room cum snug, this lovely light spacious room at the back of the house has wonderful vistas over the garden and makes a relaxing place to sit, eat and entertain.

**KITCHEN** 11' 0" x 9' 11 max" (3.35m x 3.02m) The newly fitted kitchen has a range of cream shaker style base units with laminate worktops and further range of wall cupboards. Stainless steel sink unit, built-in eye level AEG double oven, AEG electric induction hob with extractor fan above, integrated dishwasher and washing machine. Upright fridge / freezer. Doors give access to the conservatory at the rear and the entrance hall.

**BEDROOM 1** 12' 8" x 10' 9 max" (3.86m x 3.28m) A spacious, bright and airy double bedroom with extensive built-in storage. Window to front.

**BEDROOM 2** 10' 9" x 9' 3 max" (3.28m x 2.82m) A good size double bedroom with built-in storage and window to rear overlooking the garden.

This bedroom also very handily has access to a small lobby which in turn leads to a useful **EN-SUITE CLOAKROOM** A modern cloakroom that acts as an en-suite to bedroom 2 and also provides a useful facility for anyone coming in from the garden as there is an outside door from the small lobby that links this space with the bedroom.

**BEDROOM 3** 9'6 X 8' (2.90m x 2.44m). Window overlooking the front garden.

**SHOWER ROOM** Good size modern shower room comprising: wash hand basin with mixer tap and storage below; concealed cistern w.c and walk-in shower cubicle.

**OUTSIDE** This pretty property, which sits on a generous plot, is approached over a pebble driveway that provides good amounts of off-street parking in front of the bungalow and attached garage. The beautiful gardens to the front and rear are landscaped with mature planting and ornamental trees.

There is a lovely patio area at the back of the house which is the perfect spot for enjoying the garden and al fresco dining. There is also plenty of storage space either side of the bungalow and two timber sheds. One of these areas gives access to the garage which has an electric roller door for easy access.

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

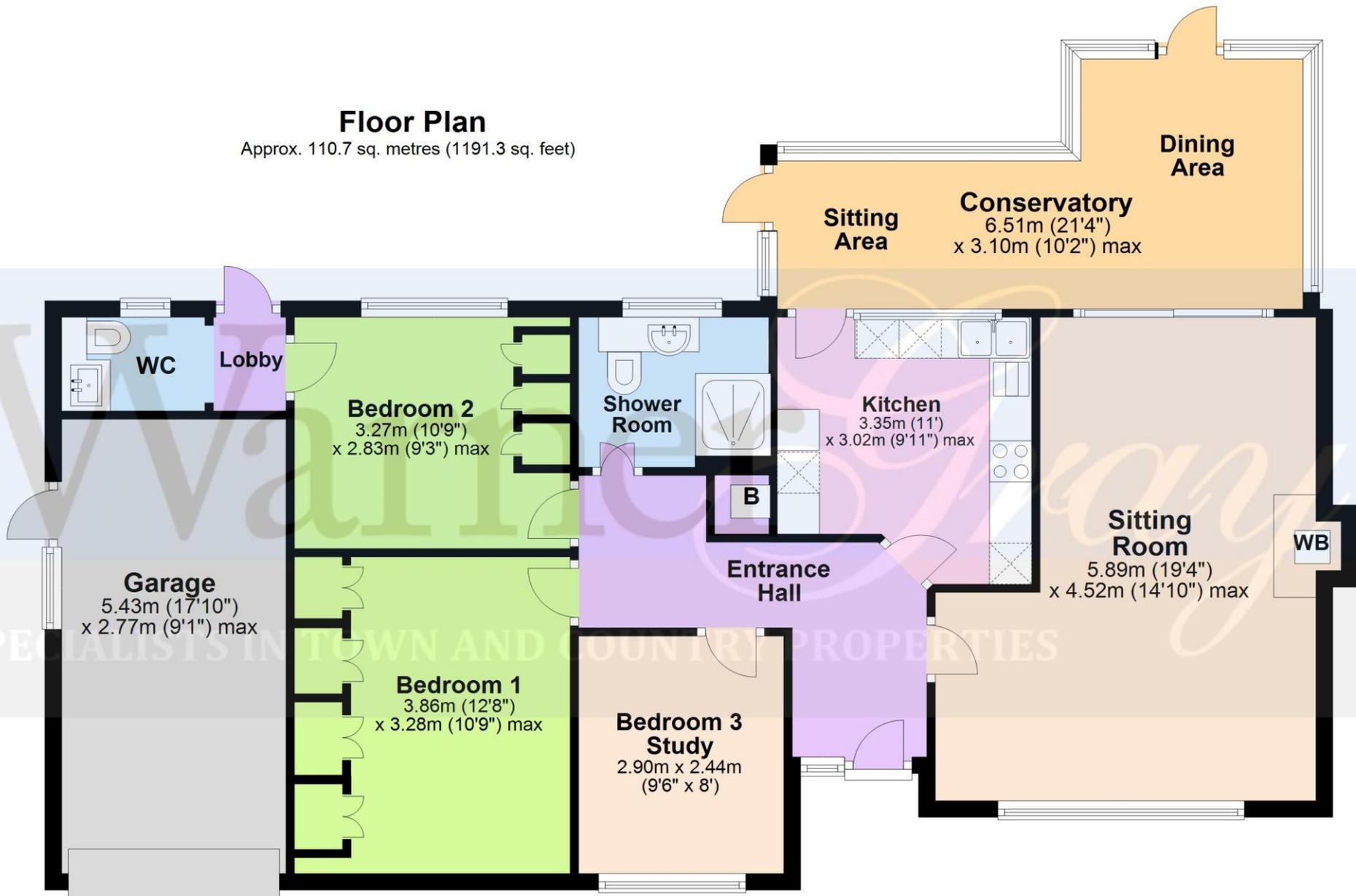
**DIRECTIONS** From our offices in Tenterden, proceed along the A28 towards St Michael's and turn right into Homewood Road opposite Homewood School. Carry on up this road and number 12 can be found at the top of the hill on the left hand side.

**VIEWING Through WarnerGray 01580 766044**



## Floor Plan

Approx. 110.7 sq. metres (1191.3 sq. feet)



Total area: approx. 110.7 sq. metres (1191.3 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.



