



12 Southgate Road,
Tenterden, Kent TN30 7BS

Warner Gray

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Guide Price £450,000 to £475,000

This attractive detached four bedroom family home enjoys a sought after and very convenient location within walking distance of the centre of Tenterden and all its amenities.

Beautifully presented throughout, this deceptively spacious property has a modern, but very homely feel. The well-proportioned light, bright accommodation includes a good size shaker style kitchen, which opens out into a dining room, and a large sitting room with log burner and French doors out onto the garden. There is also a very handy utility area and cloakroom. To the first floor, there are four bedrooms, three of which are good size doubles, and a family bathroom.

To the rear of the property is a surprisingly spacious level south facing garden with useful brick built store, and to the front, a pretty garden and off-street parking for two cars. This comfortable family home also offers the potential for further extension, subject of course to the necessary permissions. Viewing is highly recommended.

- Deceptively spacious detached 4 bedroom property
 - Light, bright accommodation throughout
 - Shaker style kitchen open to dining room
- Large sitting room with log burner and French doors
- South facing garden / off-street parking. Scope for extension (stpp)
 - Walking distance of local amenities
- Wide choice of local schools. Catchment area for Ashford Grammars
 - Mainline stations at Ashford and Headcorn

SITUATION: 12 Southgate Road enjoys a most convenient cul-de-sac location, just a short distance from the historic High Street with its comprehensive range of shopping, health, sporting facilities and amenities. A variety of educational opportunities exist, 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. Ashford International has Eurostar trains departing for the continent as well as the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages, including a new Hopper Bus service.



The accommodation comprises the following with approximate dimensions: **ENTRANCE HALL** 10' 11" x 7' 6 max". The front door opens into a welcoming entrance hall. Staircase to first floor with open storage area underneath. Attractive parquet flooring.

CLOAKROOM Suite comprising low level w.c and wash hand basin. Window to side.

SITTING ROOM 21' 3" x 14' 0 max" This lovely double aspect room is large enough to serve two separate functions if desired. While the end with the feature bow window and wood burner is perfect as a sitting room for cosy evenings in, the other, with its French doors that open on to the patio and views over the garden beyond, make this the perfect place to sit and relax during the day. It could also serve as a study or craft area or even library. Engineered oak floor. Door to:

DINING ROOM 10' 1" x 9' 5 max" This room, with its engineered oak floor and window overlooking the garden, is handily positioned between the sitting room and kitchen. Built-in cupboard. Open to kitchen.

KITCHEN 16' 6" x 7' 11" The well-appointed kitchen contains a range of cream shaker style base units with worksurfaces and matching wall cupboards. One bowl stainless steel sink with drainer and mixer tap. Space for freestanding upright fridge / freezer.

Four ring electric hob with extractor above and Bosch electric oven. Space and plumbing for dishwasher. Large built-in double cupboard. Engineered oak floor. Windows to the side and front. Door to utility room.

UTILITY ROOM 7' 0" x 5' 0" An incredibly useful room with plumbing for a washing machine and space for drier, cloaks and boots. Storage cupboards with worktop above. Gas central heating boiler. Window to rear. Door to outside.

FIRST FLOOR LANDING The staircase from the ground floor leads to a spacious landing. Loft hatch to roof space.

BEDROOM 1 14' 1" x 12' 7 max" A light, spacious double bedroom with window to front.

BEDROOM 2 12' 5" x 8' 4" A light, bright double bedroom with window to the rear.

BEDROOM 3 13' 7" x 7' 11" A pretty room with good amounts of built-in storage. Airing cupboard houses the hot water tank.

BEDROOM 4 7' 6" x 6' 11 currently used as a work room and office, this single bedroom could also be used as a study or craft room. There is also the potential to make this into an en-suite to serve the main bedroom, subject of course to the planning consent.

BATHROOM 9' 0" x 5' 5" A clean lined modern bathroom with white suite comprising: panelled bath, pedestal wash hand basin, low level w.c and separate shower. Chrome heated towel rail. Tiled floor with under floor heating. Obscured glazed window to rear.

OUTSIDE To the front there is a small front garden and a short brick paved drive providing parking for two cars. A side gated access lead to the good size south facing garden which is level and laid mainly to lawn. This space lends itself perfectly to the enjoyment of children, but could also be a haven for gardening enthusiasts. There is a patio at the back of the house which is perfect for summer entertaining, especially as the French doors from the sitting room lead out onto this area. There is a useful brick built store (power and light connected) that could also be used as a workshop or for garaging motorbikes or similar (17'6 x 8'3 max).

SERVICES Mains water, electric, gas and drainage. EPC:

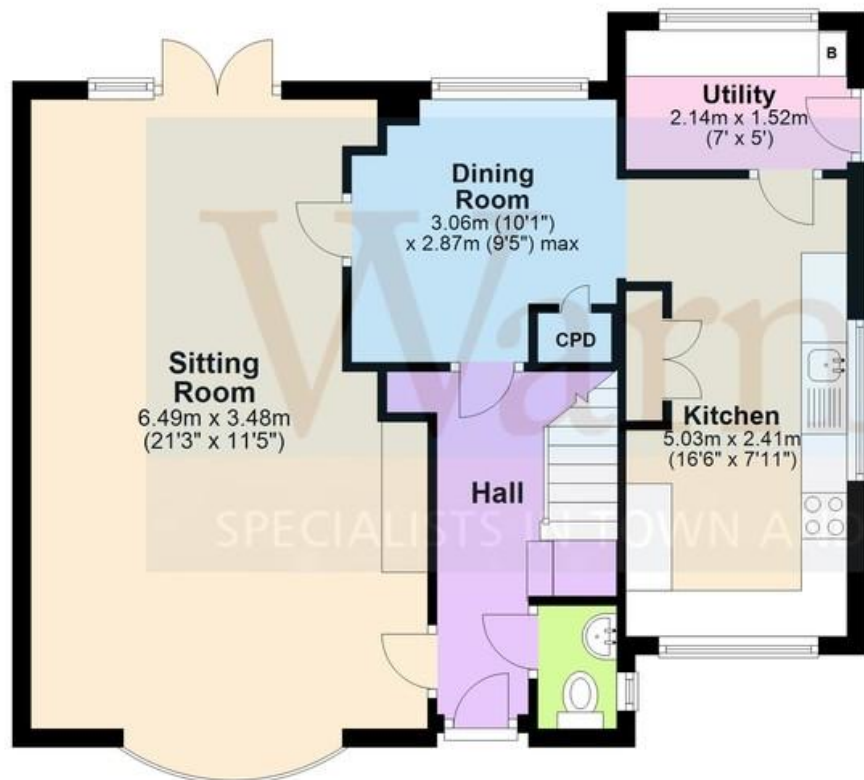
DIRECTIONS From our offices in Tenterden, cross over the road into Oaks Road. Continue along this road, bearing right into East Hill. At the T-junction, turn right into Appledore Road. A short distance along this road, turn right into Shrubcote and then take the next left into Southgate Road. Number 12 can be found a little way along this road on the right hand side.

VIEWING BY APPOINTMENT THROUGH WARNERGRAY 01580 766044



Ground Floor

Approx. 60.2 sq. metres (647.5 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.9 sq. feet)



Total area: approx. 115.9 sq. metres (1247.4 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. Copyright WarnerGray.

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