A detached beautifully presented four bedroom family home

Woodchurch Road, Tenterden, Kent, TN30 7AD

Guide Price £950,000 Freehold

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• Two reception rooms including light and airy open plan family/dining room • Four bedrooms • En suite shower room and family bathroom • Study • Unconverted attic space with potential (subject to planning) • South-easterly facing garden, double garage, off road parking • Convenient for the town centre and leisure facilities • Ashford station 11.7 miles with high speed link to London in 37 mins

Local Information
Tenterden provides an excellent range of independent shops, Waitrose and Tesco supermarkets, several public houses, coffee shops and various restaurants.

There is a leisure centre in the town and further sporting facilities nearby including London Beach Golf Club and Spa, Tenterden Golf Club, Chart Hills Golf Club at Biddenden, walking and cycle trails through beautiful High Weald countryside and fishing at Tenterden Trout Waters. Chapel Down Vineyard incorporating the highly regarded Swan Restaurant and Biddenden Vineyards are both nearby.

There is an excellent selection of schools in both the state and private sectors catering for children of all ages. These include Tenterden Infant and Junior School, St Michael's Primary School, Homewood School and Sixth Form Centre all in Tenterden, Dulwich Preparatory at Cranbrook, Benenden Girls School, Saint Ronans and Marlborough House at Hawkhurst and Sutton Valence Schools and Tonbridge School. Additionally there are boys' and girls' Grammar Schools at Ashford plus Ashford School and The Kings School Canterbury.

The A28 gives access to the M20 and to Ashford International Station (12.1 miles) with services to London St Pancras in 37 minutes.

*All distance and travel times are approximate.

About this property
East Lynne is a detached well presented, four bedroom family house with ample parking, an integral double garage and established garden which extends to the rear and enjoys a south-easterly aspect.

The current vendors have made a significant number of improvements including the addition of a stylish modern fitted kitchen with various integral appliances and refitted sanitary ware to the bath and shower rooms.

Internally, the well laid out accommodation is arranged over two floors and includes an entrance hall, a versatile sitting room with engineered oak flooring and doors to the garden and a kitchen/dining/family room benefitting from a southerly aspect and direct access to the garden via bi fold doors. A study, utility room and WC complete the ground floor.

On the first floor there are four bedrooms, three having built in cupboards and all served by a modern bathroom with separate shower and en suite shower room to the main bedroom.

The attractive level garden extends predominantly to the rear of the house, where there is a paved terrace, a timber arbour enhanced with mature wisteria and various specimen trees and shrubs.

Tenure
Freehold

Local Authority
Ashford Borough Council

Council Tax
Band = G

Energy Performance
EPC Rating = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook & East Kent Office.
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East Lynne, Tenterden
Gross internal area (approx) 172.5 sq m / 1,857 sq ft
Garage 22.6 sq m / 243 sq ft
Total 195.1 sq m / 2,100 sq ft

For identification only - Not to scale
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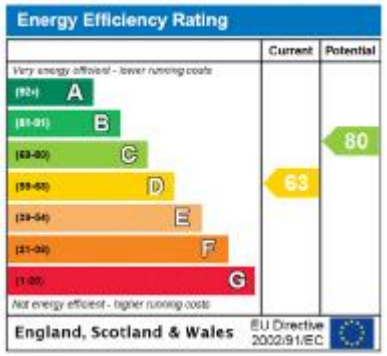

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