



An iconic Georgian Grade II listed town house

The Tower House, 27 Ashford Road, Tenterden, Kent TN30 6LL

Freehold

Guide: £1,595,000





In Total Approximately 0.38 of an Acre

Ground and Lower Ground Floors

Reception Hall • Drawing Room • Sitting Room • Dining Room
• Kitchen/Breakfast Room with Balcony • Laundry Room
• Cloakroom • Family Room/Snug • Bedroom Six • Bathroom

First & Second Floors

Principal Bedroom Suite with Shower Room and Dressing Room
• Four Further Bedrooms • Family Bathroom and Separate
Shower Room

Garden & Outbuildings

Stunning Westerly-Facing Walled Garden, Orangery and
Substantial Terrace • Kitchen Garden with Period Glasshouse
Outbuilding: Studio/Home Office and Garaging Beneath and
Log Store • Off Road Parking for Four Cars

Description

The Tower House is a fine Grade II listed Georgian town house which is understood to date from the late 18th century with the iconic castellated three storey tower having been added in 1904. This fascinating family home exudes charm and character and is well placed for the local amenities of the town. It enjoys wonderful westerly facing views over delightful walled gardens and benefits from off road parking and a versatile detached two storey outbuilding with garaging beneath.

The property retains a wealth of interesting features including high ceilings, sash windows and period fireplaces, with versatile family accommodation amounting to about 3,700 sq ft (343 sq m) including a separate orangery with bi-fold doors opening to two aspects creating a lovely garden room.

The reception rooms are of excellent proportions and include an elegant double drawing and sitting room having fitted bookcases, open fireplaces (the former with a wood stove) a lovely garden outlook to the west and access via French doors with steps down to a terrace. The formal dining room adjoins the

kitchen and has a bay window and window seat.

The kitchen/breakfast room is a charming characterful room with old pine flooring, some original pine cupboards and an extensive range of painted cupboards, a larder and gas fired Aga. French doors open to a west facing decked balcony from where the views over the garden and beyond can really be enjoyed.

Completing the ground floor accommodation is a cloakroom and a laundry room.

The lower ground floor is an excellent space with separate access, a family/playroom, double bedroom six and a stylish modern bathroom with shower over.

A staircase leads up from the reception hall to the first floor landing. Located over the first and second floors are five bedrooms, including the main bedroom which enjoys lovely views and has a dressing room and shower room. The remaining bedrooms are served by a family bathroom and a shower room. A number of the bedrooms have period fireplaces and/or built in cupboards.



Gardens & Outbuildings

The Tower House is accessed via a pedestrian wrought iron gate to the front, with parking to the north of the house and electric gates with a shared private drive to further parking for four cars and access to the double garage and kitchen garden.

The west facing walled garden is a delightful surprise with deep planted borders providing seasonal interest, an ancient mulberry tree, several mimosas, a medlar, silver birch, beautiful rose beds, a rockery and a gazebo enhanced with passion flower and roses. A wide terrace is perfect for al fresco entertaining and there is a detached orangery with bi-fold doors, affording a versatile indoor/outdoor space. At the end of the lawned garden a gate opens to the pretty vegetable garden with raised beds together with cherry, apple, pear and olive trees.

There is a substantial outbuilding which incorporates a studio / home office with wonderful potential (subject to any planning requirements), below is the double garage with open bay log stores to one side, further outbuildings include a period-style greenhouse and summerhouse.

Directions

From the centre of Tenterden, proceed in a northerly direction through the traffic lights and along Ashford Road where The Tower House will be found on the left hand side.

Situation

The sought-after town of Tenterden has a variety of independent shops, Waitrose and Tesco supermarkets, historic public houses, several coffee shops and various restaurants. The pretty historic hilltop town of Rye with its cobbled streets is about 11 miles away and has an excellent selection of antique shops, restaurants and gift shops. Sport and leisure facilities include Rye Golf Club, Rye Lawn Tennis and Squash Club and various water sports at Camber (14.6 miles).

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 (4.6 miles), 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 range of schools in the area 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.

Mainline Rail Services:

Headcorn station (8.6 miles) has train services running approximately every 30 minutes to London.

A high speed train service runs between Ashford (12.1 miles) and London St Pancras in about 37 minutes.



Motorway Links: The M25 can be accessed via the M20 at junction 10 providing links to Gatwick and Heathrow airports and other motorway networks.

*All distance and travel times are approximate.

Services

Gas fired central heating via radiators. Mains water, electricity and drainage.

Outgoings

Ashford Borough Council Tax band G

Viewing

Strictly by appointment with Savills. on 01580 720161. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



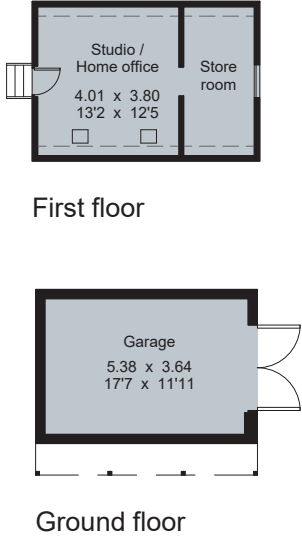
View from tower



The Tower House, Tenterden
Gross internal area (approx) 323.8 sq m / 3484 sq ft
(including a basement of 55.8 sq m / 600 sq ft)
Orangery 20.2 sq m / 217 sq ft
Garage building 43.1 sq m / 463 sq ft
Total 387.1 sq m / 4164 sq ft



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Score	Energy Rating	Current	Potential
92 +	A		
81 -91	B		
69 -80	C		
55 -68	D		61 D
39 -54	E		
21 -38	F	37 F	
1 -20	G		

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