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Tenterden Homes

4 Dawbourn St. Michaels Tenterden

DISTINCTIVE LOCAL PROPERTY

4 Dawbourne

Swain Road

St. Michaels, Tenterden, Kent TN30 6PS

An attractive extended and refurbished semi-detached property, offering versatile accommodation arranged over 3 floors, with 4 bedrooms and 2 further attic bedrooms, all set in good sized gardens with off road parking for several vehicles and enjoying a popular location in Swain Road, providing easy access to all local amenities as well as good schools and transport links.

Guide Price - £425,000



Accommodation

Ground floor – Canopied Entrance Porch • Entrance Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room • Study/Ground Floor Bedroom • Utility Room • Cloakroom.

First Floor 2 Double Bedrooms, the Main Bedroom having an en suite Shower Room • 2 further Bedrooms and a Shower Room

Second Floor - 2 Attic Bedrooms and eaves storage.

Outside

• Driveway with parking for several vehicles • Rear garden with terrace • Large useful timber outbuilding used as workshop and storage.

Communications

• Ashford approx. 11 miles • Headcorn approx. 9 miles
• Rye approx. 11 miles.



Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Situation

4 Dawbourne is situated in the popular Swain Road, Tenterden and is approximately 1/2 mile from the High Street. Local schools including Homewood School, and primary schools in both St Michaels and Tenterden. In addition, there are good recreational facilities, including a number of golf courses and an active Leisure Centre.

Tenterden has an excellent range of shops, including a Waitrose and Tesco supermarket and there are many restaurants and public houses. Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east, where the high speed service runs trains to St Pancras International in 37 minutes. The M20 can be accessed at either Leeds Castle or Ashford.

Description

4 Dawbourne, is a spacious and semi-detached property, having been the subject of extension and refurbishment to create a lovely family home offering great versatility.

The well presented accommodation is arranged over three floors, and from the Entrance Hall is a charming sitting room with wood burner and wooden flooring, dining room with fitted cupboards to one wall and doors to the rear garden.

To the rear is a smart fitted kitchen with a good range of units under oak worksurfaces, range cooker and hob with extractor over and off the Kitchen is a utility room with door to outside.

To complete the ground floor is a study, which is currently being used as a bedroom.

To the first floor are four bedrooms, three of which have the benefit of built in mirror fronted wardrobes and the main bedroom has an en suite shower room and there is a separate family shower room.

To the second floor are two further attic bedrooms, both with eaves storage

Outside

The property is approached via a gated entrance with a large driveway, with parking for several vehicles. A side gate gives access to the rear good sized garden, which is predominantly laid to lawn with a terrace, ideal for alfresco dining and pathway leads to a large very useful timber workshop and store.

Services

All main services connected.

Directions

From Tenterden High Street along the A28 heading towards St Michaels, turn right into Swain Road, just before One Stop Convenience store and 4 Dawbourne will be found after a short distance on the left hand side, denoted by our For Sale sign.

Viewing

Strictly by appointment only with Tenterden office 01580 766766.
(Ref: T301 / AEA200015)

Energy Efficiency Rating

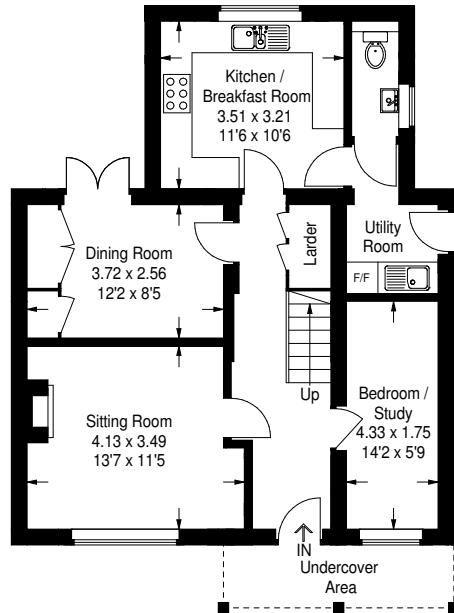
This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



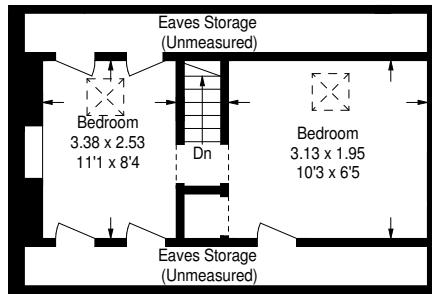
4 Dawbourne, Swain Road, St Michaels



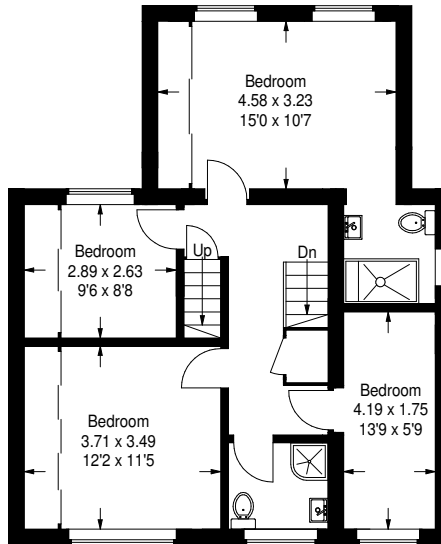
Approximate Gross Internal Area
169.8 sq m / 1827 sq ft



Ground Floor = 65.2 sq m / 702 sq ft



Second Floor = 40 sq m / 430 sq ft



First Floor = 64.6 sq m / 695 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 615004)



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Hobbs Parker Estate Agents comply with the Money Laundering Regulations 2017 and in the event that we have any suspicion of money laundering on any property then we are required to make the appropriate disclosure report to HMRC.

Tenterden Homes

DISTINCTIVE LOCAL PROPERTY

Tenterden

Tenterden offers a wide choice of facilities including schools, doctors surgery, leisure centre, Tesco and Waitrose supermarkets and a thriving High Street of shops, restaurants and pubs. Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east.

The high speed link to London from Ashford takes only 37 minutes. The international station in Ashford also provides access to trains to the Continent. The M20 can be accessed at either Leeds Castle or Ashford.



Ashford Office:

Romney House
Orbital Park
Ashford, Kent TN24 0HB
01233 506260

Tenterden Office:

9 The Fairings
Oaks Road
Tenterden, Kent TN30 6QX
01580 766766



Tenterden Homes



Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help.



Simon Godfrey
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Tenterden Homes

Tenterden

01580 766766

Ashford

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Alex Davies
Country Houses



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Ashford Homes



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