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Tenterden Homes

| Silverhill Tenterden

DISTINCTIVE LOCAL PROPERTY

I Silverhill

Tenterden Kent TN30 6NE

A charming end of terraced 3 / 4 bedroomed cottage, having the benefit of a rear ground floor extension, off road parking, a courtyard garden and in a convenient location within easy reach of Tenterden's historic high street with all its amenities and schooling.

Price guide £240,000



Accommodation

Ground Floor Entrance Hall • Kitchen/Breakfast Room • Sitting Room • Reception Room/Ground Floor Bedroom • Shower Room

First Floor 2 Further Bedrooms, Bathroom, Second Floor – attic bedroom

Outside

• Off road parking • Courtyard garden

Communications

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

The property is conveniently situated on Silver Hill Tenterden and is just over a ½ mile from the High Street.

Local schools including Homewood School (which is next to the property, and so ideally placed for anyone attending the school), are nearby. Tenterden has an excellent range of shops, including a Waitrose 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

This delightful end of terraced cottage has been a much loved home for many years and has the benefit of a ground floor extension to offer versatile accommodation.

A part glazed entrance door leads to the entrance hall. The kitchen/breakfast room is a good size with a range of fitted units under work surfaces with sink unit, integrated appliances, to include a slimline dishwasher, a low-level oven and electric hob over, and space for a fridge freezer.

To the front of the property is a light double aspect sitting room and to the rear a lovely bright, again, double aspect room, which can be utilised either as a further reception room or as is currently, a bedroom as there is a shower room/cloakroom adjoining.

The first floor has a good sized bedroom to front with range of built-in cupboards and storage area, the second bedroom also has a built-in cupboard and to complete this floor is a bathroom with coloured suite.

To the second floor is a further attic bedroom with window to side.

Outside the property is approached via a shared parking area, although it is understood that the property has its own allocated parking space in front of the fence.

A paved path leads to the front with a pretty camellia tree and there is also a gated access leading to the rear paved courtyard garden, which is enclosed by close boarded fencing and a private area to sit out and dine.

All main services

Directions

Follow the A28 out of Tenterden towards Ashford and Silver Hill will be found on your left after about ½ mile just after the entrance to Homewood School.

Viewing

Strictly by appointment only. If you would like to view Silver Hill please telephone our offices. **Ref: T303 / TEA20006**

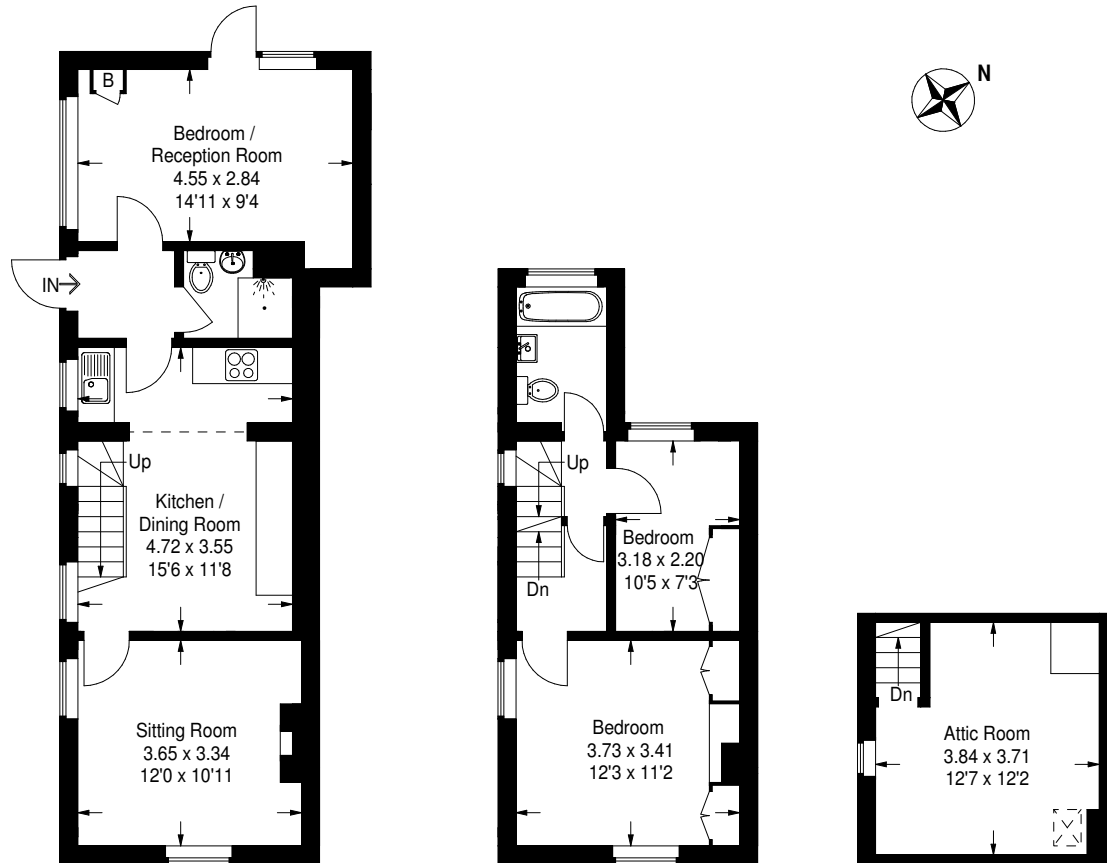


Energy Efficiency Rating

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



1 Silver Hill Cottages, Ashford Road, Tenterden



Ground Floor
49.8 sq m / 536 sq ft

First Floor
28.6 sq m / 308 sq ft

Attic = 14.2 sq m / 153 sq ft

Approximate Gross Internal Area (Excluding Attic) = 78.4 sq m / 844 sq ft
 Attic = 14.2 sq m / 153 sq ft
 Total = 92.6 sq m / 997 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 620714)



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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.

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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.



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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.



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Tenterden Homes

Tenterden

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