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Tenterden Homes

Prior House Silver Hill Tenterden

DISTINCTIVE LOCAL PROPERTY

Prior House

Silver Hill Tenterden TN30 6NE

Located about ½ mile from the centre of town, this substantial family home offers beautifully presented and well proportioned living accommodation over three floors as well as off road parking, and gardens.

Offers in excess of £500,000



Finished to a high standard and offering all the comforts of 21st century living...

Accommodation

- Entrance hall • Sitting room • Kitchen / dining room
- Study • Utility room • Cloakroom • Master bedroom with bath room en suite • Four further bedrooms
- Family bathroom.

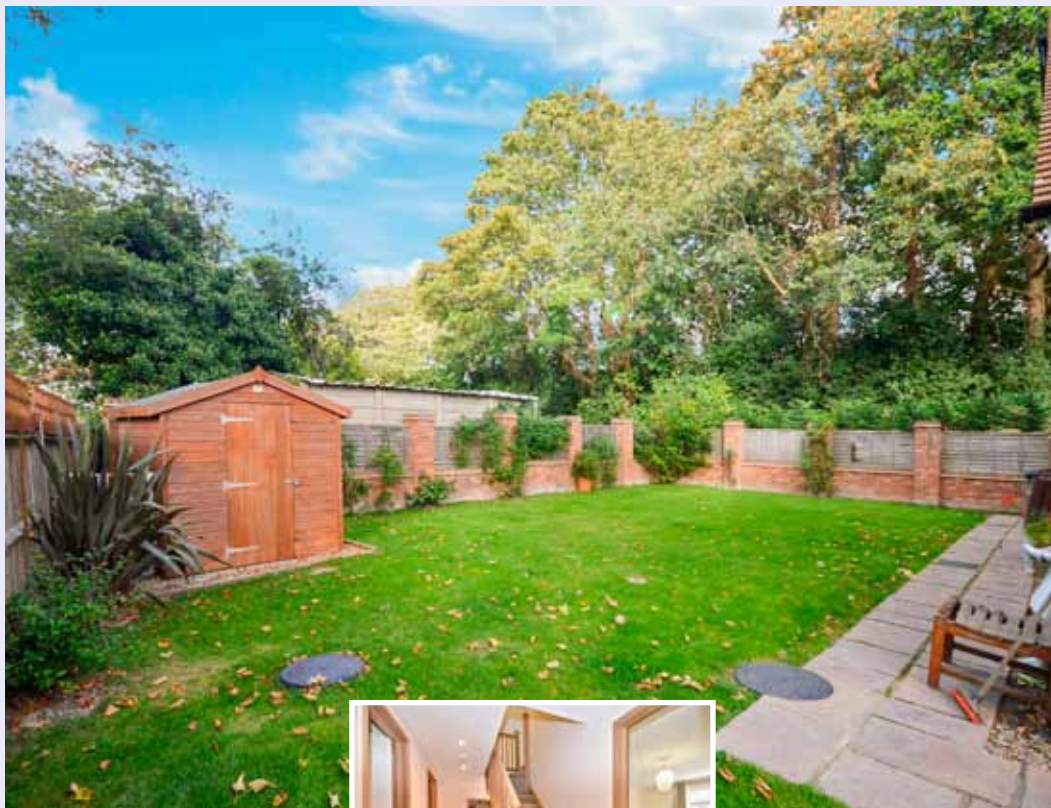
Outside

- Off road parking • Gardens

Communications

- Rye 11 miles • Ashford 11 miles • Headcorn 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

Prior House is situated on Silver Hill in Tenterden and is just over a ½ mile from the High Street. Local schools including Homewood 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.

Prior House

Built around 3 years ago, Prior House is a substantial detached family home, finished to a high standard and offering all the comforts of 21st century living including under floor heating, double glazing, contemporary bathrooms, a state of the art kitchen and really good storage space throughout the house.

Across the back of the house is the kitchen / dining / living room with a comprehensive range of units under a composite work surface and a number of built in electrical appliances. There is ample room for a dining table as well as perhaps a sofa, and two sets of French doors open onto the garden. At the far end is a fireplace fitted with a wood burning stove.

The additional reception room offers considerable flexibility as it could function as a family room or a formal dining room. The accommodation downstairs is completed with

a study, a useful utility room, a cloakroom and a generous entrance hall.

The bedroom accommodation is set over two floors. There are four bedrooms on the first floor including the master bedroom with fitted wardrobes and smart bathroom en suite, fitted with both a bath and separate shower.

The fifth bedroom is tucked away on the second floor and might well suit a teenager.

The contemporary family bathroom is fitted with both a bath and separate shower.

Outside

To the side of the property is a shared drive with access to off road parking spaces. The garden is 'L' shaped with garden to the side and rear of the property. The fenced garden is laid mainly to lawn with a terrace to the immediate rear of the house.

Services

Mains water and electricity, gas fired central heating and mains drainage.

Directions

Follow the A28 out of Tenterden towards Ashford and Prior House will be found on your left after about ½ mile.

Viewing

Strictly by appointment only. If you would like to view Prior House, please telephone our offices. **Ref: T295**

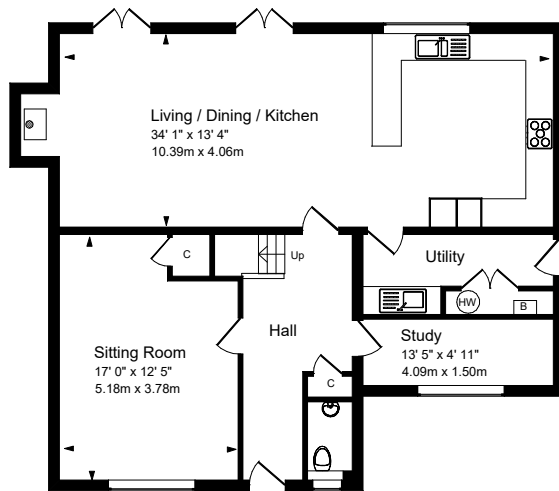
Energy Efficiency Rating

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



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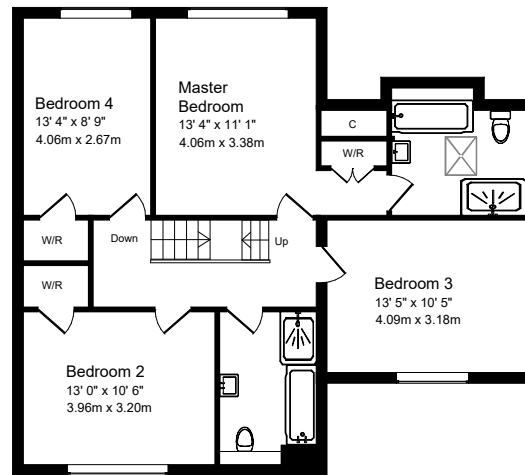
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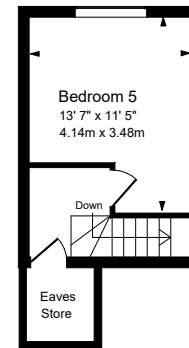
Ground Floor

Approximate Gross Internal Floor Area House : 2,105 Sq. Ft. / 195 Sq. M.

For indicative purposes only. Copyright Jemesis Ltd 2019
Drawing Number : 184-849j



First Floor



Second Floor

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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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 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 Tenterden 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.

Ashford

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Tenterden

01580 766766



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