



Long Mead, Ashford Road,
St. Michaels, Tenterden,TN30 6SP

Guide Price £800,000 - £850,000



GUIDE PRICE £800,-000 - £850,000. NO ONWARD CHAIN. An impressive detached 1930's home offering four bedrooms, three reception rooms and boasting many of its original features, situated on the edge of the popular village of St. Michaels, with nearby footpaths over miles of open countryside yet within walking distance of village amenities, local schools and the nearby Tenterden High Street.

This charming home retains many of the original features which will be appreciated upon viewing. The flexible accommodation offers an entrance hall with stairs to first floor and tiled flooring with doorways leading to the sitting room, kitchen and study with bay window to the front.

The kitchen/breakfast room offers a range of modern shaker style wall and base units with various built-in appliances and access to the utility room with doorways leading into the attached garage, a useful shower room, and side access out. The dining area offers bi-fold doors leading out to the rear terrace which overlook the mature private garden. A further doorway leads through to a spacious reception room offering flexible use, with sliding doors out to garden and bi-fold doors leading through to a second reception room with window to the front, feature fireplace with log burning stove and doorway leading back to the entrance hall.

The first floor offers access to the master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms, and the family bathroom.

Externally to the front, the property is approached by a five-bar gate and offers a generous driveway providing ample off-road parking with access to the attached garage, lawn area with hedged boundary, mature shrubs and trees and gated access to rear. The rear garden is mainly laid to lawn with a substantial patio area ideal for entertaining, with borders of established trees and shrubs.

The property is within easy access to St Michaels village centre and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants.

This family home is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School with bus services available to the nearby boys and girls grammars in Ashford.

Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).

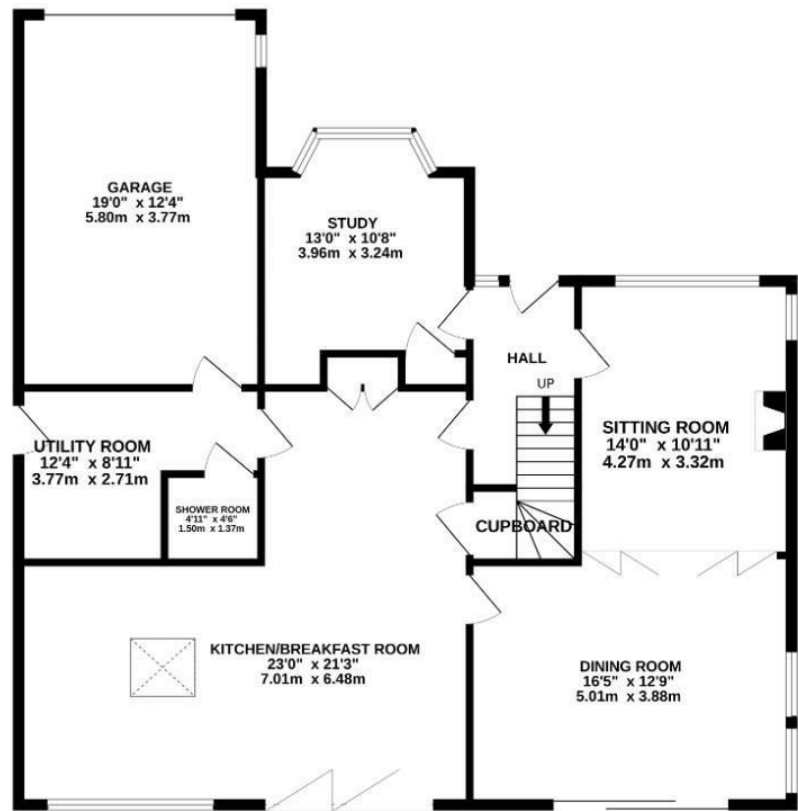
- Tenure – Freehold
- Council Tax Band – G
- EPC Rating - E
- Services – Mains Water, Sewerage, Gas and Electricity
- Heating – Gas Central Heating
- Broadband – Average Broadband Speed 75 Mbps download
- Mobile Phone Coverage – Good
- Flood Risk – Low



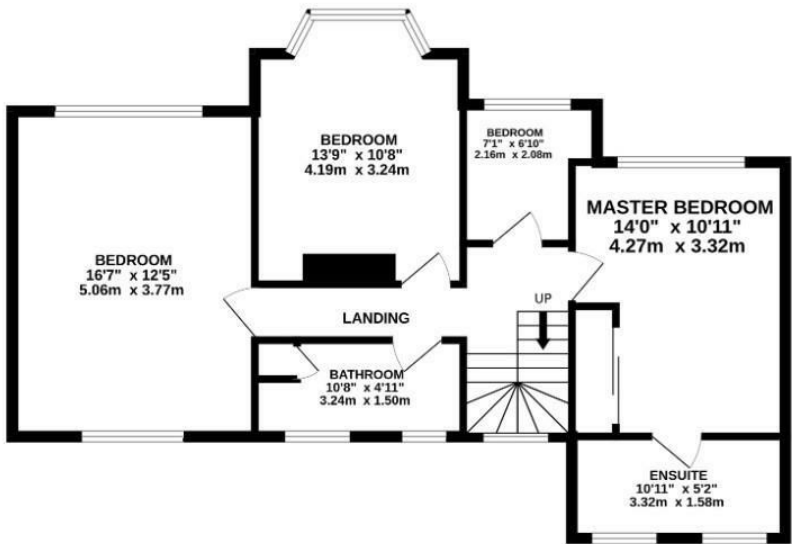


Tenure: Freehold
Council Tax Band: G

GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 2014 sq.ft. (187.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- IMPRESSIVE DETACHED 1930’S HOME
- SOLD WITH NO ONWARD CHAIN
- FOUR BEDROOMS & THREE BATHROOMS
- THREE RECEPTION ROOMS
- UTILITY ROOM AND GROUND FLOOR SHOWER ROOM
- SPACIOUS OPEN PLAN KITCHEN/DINING AREA
- ATTACHED GARAGE AND AMPLE DRIVEWAY PARKING
- GENEROUS MATURE GARDENS TO FRONT AND REAR
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS
- COUNCIL TAX BAND G - EPC RATING E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	52	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.