





# Boningale, Swain Road, Tenterden, TN30 6PD

Asking Price £700,000



Well-presented three-bedroom detached family home with open plan kitchen/dining/family room and two further reception rooms, boasting a generous private garden and large driveway, located on the popular Swain Road and within walking distance of St. Michaels village amenities, local schools and the nearby Tenterden High Street.

The ground floor accommodation offers entrance hall with stairs to first floor and storage beneath, and doorways leading to a bright double aspect sitting room with feature fireplace and to a second lounge with French doors through to the open plan kitchen/dining/family room. Further doorways lead to a useful ground floor cloakroom with WC, utility room with doorway out to side patio, and glazed oak doors lead into the stylish open plan kitchen/dining/family room.

The kitchen offers a range of Oak wall and base units with complementing granite worksurface and breakfast bar, range cooker with extractor above and an integrated fridge freezer. The dining area offers ample space for a large table and offers access into the conservatory with dual French doors opening out onto the garden. The family room provides an extension to this wonderful space creating an area ideal for social gatherings as well as simply relaxing, with French doors leading into the front lounge and back to the entrance hall.

The first-floor accommodation offers a bright master bedroom with built in wardrobes and en-suite shower room with suite comprising of walk-in shower cubicle, wall mounted basin, WC and heated towel rail. There are two further double bedrooms and a modern family bathroom with suite comprising of bath with shower above, pedestal basin, WC and heated towel rail.

The rear garden is a particular feature of the home offering a private and well-established space to enjoy. There is a generous patio offering the perfect entertaining area, leading on to the lawn with established hedgerow borders, mature trees and shrubs and there is a good-sized timber shed to the side of the garage. The generous space to the side of the property provides opportunity to extend the home subject to permission. Previous planning was granted to extend and create a larger garage with an additional bedroom above which has now lapsed.

To the front, a five-bar gate leads on to a generous gravelled driveway offering parking for several vehicles and a detached garage with adjacent lawn area and hedged border.

This wonderful family home is situated on a desirable road within easy reach of both St. Michaels village and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants. The property is ideally located for a range of schools including St Michaels Primary School, Tenterden Infants and Junior schools and Homewood Secondary school.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

Tenure – Freehold

Council Tax Band – E

EPC Rating - TBC

Services – Mains Water, Sewerage, Gas and Electricity

Heating – Gas Central Heating

Broadband – Average Broadband Speed 8mb - 1000mb

Mobile Phone Coverage – Good

Flood Risk – Very Low



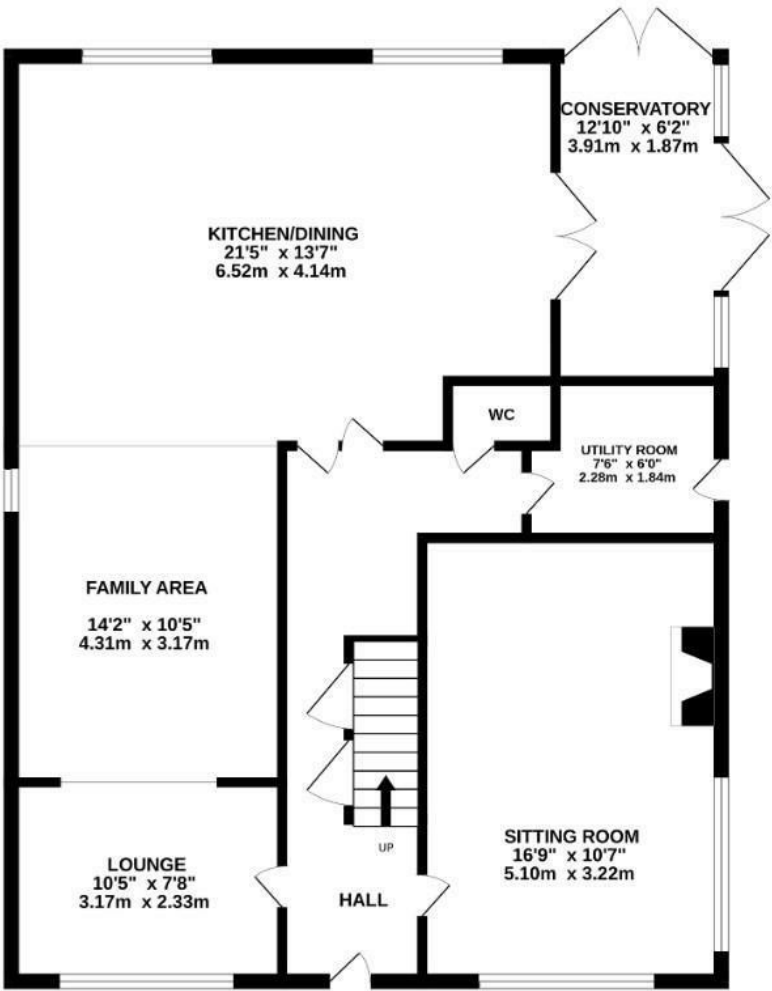




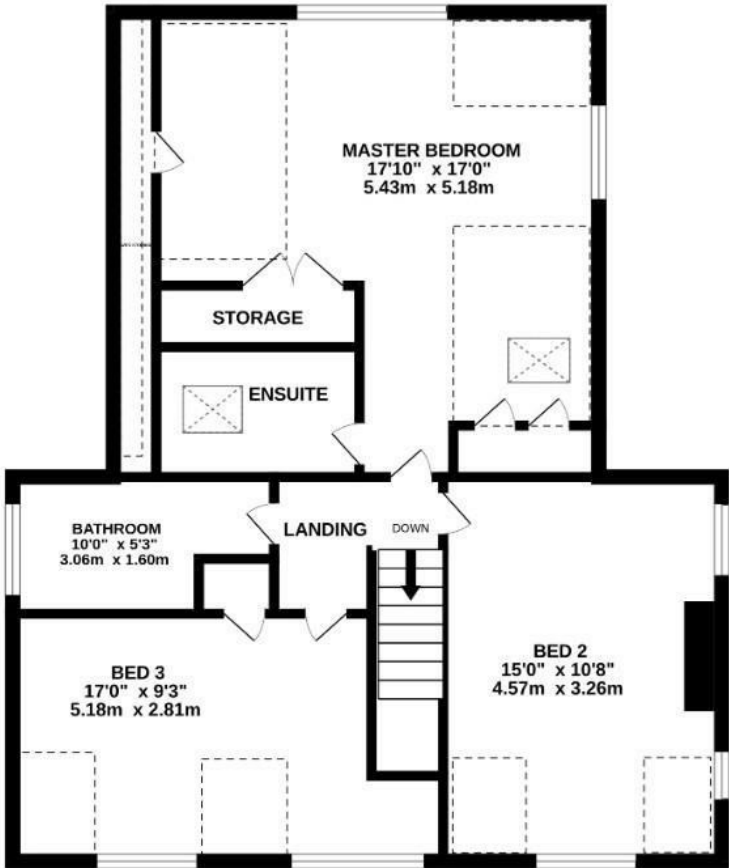


Tenure: Freehold  
Council Tax Band: E

GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1692 sq.ft. (157.2 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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- THREE BEDROOM DETACHED FAMILY HOME
- MASTER BEDROOM WITH EN-SUITE
- OPEN PLAN KITCHEN / DINING / FAMILY ROOM
- TWO FURTHER RECEPTION ROOMS & CONSERVATORY
- GENEROUS GARDEN WITH SPACIOUS PATIO IDEAL FOR ENTERTAINING
- DETACHED GARAGE AND LARGE DRIVEWAY
- POPULAR VILLAGE LOCATION
- CLOSE TO AMENITIES AND LOCAL SCHOOLS

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> 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.

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