RUSH WITT & WILSON

Oak Barn, 1 Warren Court Beacon Oak Road, Tenterden, TN30 6RW
Offers In The Region Of £350,000

Rush Witt & Wilson are pleased to offer this most attractive attached barn conversion located within a short walk of Tenterden High Street.

'Warren Court' was tastefully converted back in 2008 to offer a delightful blend of modern day comforts but yet still retaining many character feature. The well-presented accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, and impressive open plan living room with adjoining kitchen on the ground floor. On the first floor are two double bedrooms with vaulted ceilings, both being accessed via independent staircases and both offering en-suite facilitates. Outside the property offers a small enclosed courtyard to the front, formally the front garden had provided off road parking and this may be something a potential buyer would wish to change back.

Expected to appeal to a variety of buyers, being considered equally suitable as a main residence, second home/lock-up and leave or for an investment/holiday let purchase. The vendor's sole agents would advise early inspection to fully appreciate the merits of this unique home. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway
With part glazed solid oak entrance door and side window to the front elevation, wooden flooring, stairs rising to bedroom 2, solid oak door leading to:

Open-Plan Living/Dining Room
20'1 max x 18'6 max (6.12m max x 5.64m max)
This impressive 'light and airy space' is double aspect with windows to the side and front elevations, the latter enjoying a view of St Mildreds Church, recently fitted solid oak flooring with under floor heating, exposed timbers, under stairs fitted storage cupboard, cupboard housing electric boiler/hot water tank, stairs rising to bedroom 1 and double doors allowing access to the courtyard garden.

Adjoining Kitchen Area
11'8 x 5'11 (3.56m x 1.80m)
Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-backs and inset 1.5 bowl stainless steel sink/drainer unit, inset four ring electric hob with stainless steel extractor canopy above and integrated oven beneath, integrated fridge/freezer, space and plumbing for washing machine, space and point for dishwasher, tiled flooring with under floor heating and obscured glazed window to the rear elevation.

Cloakroom
Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back and tiled flooring.

First Floor

Landing
With stairs rising from the living/dining room with window over, vaulted ceiling with exposed timbers and beams and solid oak door leading to:

Bedroom 1
12'6 x 11'6 max (3.81m x 3.51m max)
Impressive vaulted ceilings with exposed timbers and beams, Velux style window to the front and further window to the side elevation, radiator and connecting door to:

En-Suite Shower Room
Fitted with a modern white suite comprising low level W.C, vanity unit with inset wash-hand basin, large shower cubicle with glass door, heated towel rail, part tiled walls, tiled flooring and low level obscured glazed window to the side elevation.

Landing
With stairs rising from the entrance hallway, vaulted ceiling with exposed timbers and beams, solid oak door leading to:

Bedroom 2
19'2 max x 7'7 max (5.84m max x 2.31m max)
Impressive vaulted ceilings with exposed timbers and beams, Velux style window and low level further window to the front elevation, radiator and connecting door to:

En-Suite Bathroom
Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and fixed shower above, heated towel rail, part tiled walls, tiled flooring and low level obscured glazed window to the side elevation.

Outside

Courtyard Garden
Being fully enclosed with close board fencing and offering a paved patio abutting the side of the property with steps leading to an area of artificial lawn offering space for outside dining/entertaining, there is also a small shed and gated access to the front. When Warren Court was converted back in 2008 the front garden was originally designed as off road parking and this may be something a potential buyer would wish top revert back to.

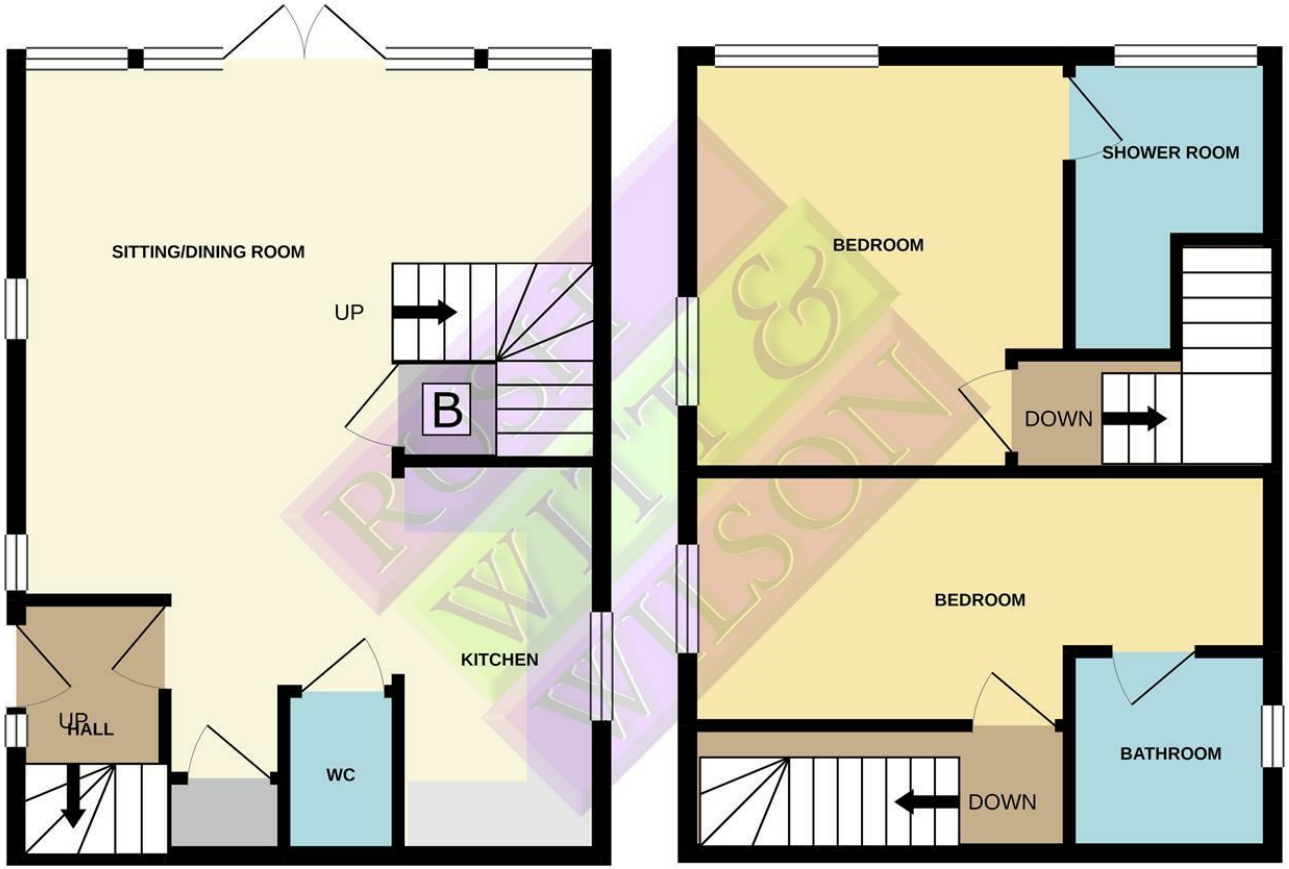
Please note that unrestricted parking can be found along Beacon Oak Road/Woodchurch Road.

Agent Note
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested

GROUND FLOOR

1ST FLOOR



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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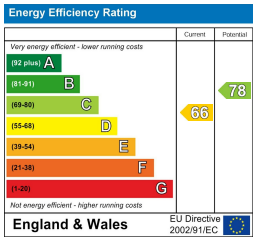

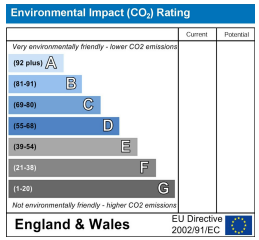

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