



# Lambert & Foster



## LITTLE DOVEDEN

WOODCHURCH ROAD | TENTERDEN | KENT | TN30 7AE

*An individual, attached (to the neighbouring property's garage only) former coach house with conservatory providing well proportioned, four bedroom, three reception room, family accommodation complemented by ample parking, an attached double garage and established gardens including a natural pond, all occupying a 'tucked away' location within a level walk of this historic, Cinque Ports town, tree lined high street.*

Offers in Excess of £900,000

FREEHOLD



## LITTLE DOVEDEN

WOODCHURCH ROAD | TENTERDEN | KENT | TN30 7AE

Little Doveden is an individual, attached, former coach house which has been significantly extended over time to provide character, family accommodation arranged over two floors.

Features include the reception hall with galleried landing. The sitting room has an inglenook style fireplace housing a gas fired, wood burning stove and enjoys a triple aspect. The kitchen/breakfast room is comprehensively fitted including an attractive fireplace incorporating an electric, twin oven AGA, granite and wooden block work surfaces and integral appliances, which include Samsung fridge freezer, De Dietrich oven, Neff microwave and dishwasher. In the dining room are built-in cupboards and shelving.

Four bedrooms incorporate a main bedroom with en suite shower room fitted with a white suite and a dressing room/nursery. Bedrooms two and three include en suite shower rooms fitted with white suites. A separate family bathroom is also fitted with a white suite and completes the first floor accommodation.

Outside, a block paved drive with turning circle provides parking for a number of vehicles together with an attached double garage fitted with power and light and electric roller doors.

The established gardens are a particular feature of the property, laid to lawn with well stocked borders, seasonal plants providing all year round colour and a natural pond.



- Total floor area approximately 249.6 sq ft (2687 sq m) excluding void and garage
- Reception hall
- Sitting room
- Conservatory
- Study
- Kitchen/breakfast room
- Dining room
- Utility room
- Attached double garage
- First floor galleried landing
- Four bedrooms incorporating main bedroom with en suite shower and dressing room
- Guest bedroom two with en suite shower room
- Bedroom three with en suite shower room
- Family bathroom
- Established gardens with pond
- Total plot size approximately 0.65 of an acre

## DIRECTIONS

Approaching Tenterden from the direction of Cranbrook proceed into the High Street, past the parade of shops and turn right onto the B2067. Continue along Oaks Road taking the minor left hand turning into Golden Square (a road) and upon reaching the crossroads proceed straight across into Woodchurch Road. Continue on past the entrance to Eastgate Road and the entrance to Little Doveden will be found on the left hand side just before the red post box.

## GENERAL

**Tenure:** Freehold

**Services:** Mains electricity, water and drainage. Mains gas fired central heating.

**Local authority:** Tunbridge Wells Borough Council

**Council tax:** Band G

**EPC:** D

## VIEWING

By appointment only.

**Cranbrook Office:** 01580 Cranbrook office 712888.

Agents note: Joint sole agents with Savills

## FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

### Little Doveden, Woodchurch Road, Tenterden, TN30 7AE

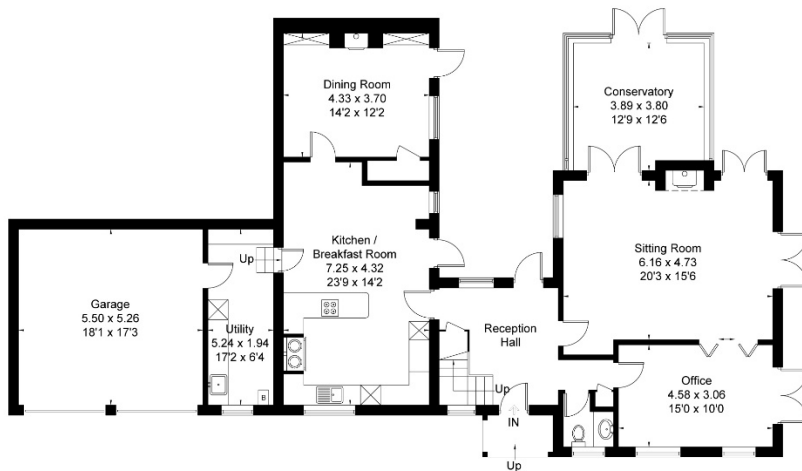
Gross Internal Area (approx) = 249.6 sq m / 2687 sq ft (Excluding Void)

Garage = 28.9 sq m / 311 sq ft

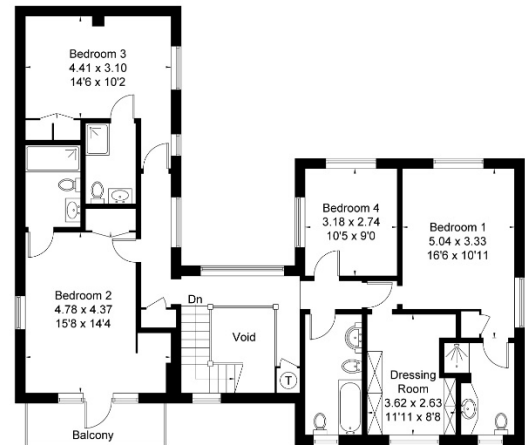
Total = 278.5 sq m / 2998 sq ft

For identification only. Not to scale.

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Ground Floor



First Floor

### OFFICES LOCATED IN KENT & SUSSEX:

#### PADDOCK WOOD, KENT

77 Commercial Road,  
Paddock Wood, Kent TN12 6DS  
Tel. 01892 832 325

#### CRANBROOK, KENT

Weald Office, 39 High Street,  
Cranbrook, Kent TN17 3DN  
Tel. 01580 712 888

#### WADHURST, EAST SUSSEX

Helix House, High Street,  
Wadhurst, East Sussex TN5 6AA  
Tel. 01435 873 999