



## Flat 4

### Westwell House

Rolvenden Road, Tenterden TN30 6TT

The top floor of a beautiful Queen Anne house within easy walking distance of the town centre.

Characterful accommodation with many period features.

Delightful landscaped communal gardens, ample parking and garage. Extensive views across the town and surrounding countryside.

OIEO: £300,000



### Accommodation

Entrance hall • Sitting room • Dining hall • Snug / bedroom 3 • Kitchen • Utility / shower room  
Two double bedrooms • Family bathroom  
Shared cellar

### Outside

Communal landscaped gardens • Off road parking  
Garage en bloc • Roof walk

### Communications

Rye 11 miles • Ashford 12.5 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.

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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

Westwell House is at the western end of Tenterden in a quiet and secluded position, set well back from the road and a short walk away from the town centre.

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. The M20 can be accessed at either Leeds Castle or Ashford.

## Flat 4 Westwell House

Built in the Queen Anne style back in the early 18th century, Westwell House is a beautiful example of its' period with many original features.

**Flat 4** occupies the whole of the top floor and offers spacious and attractively quirky and characterful accommodation. For character, think exposed beams, oak floorboards, open fireplaces and old oak latch doors.

In the centre of the apartment is the dining hall with a splendid ancient oak cupboard at one end and built in bookcases at the other.

The sitting room has a fireplace fitted with a wood burning stove providing a focal point and adjacent is the snug, again with fireplace and a good enough size to be used as a third bedroom if so desired.

The kitchen is well equipped with a range of units and there is ample space for a breakfast table.

The family bathroom is well fitted with both bath and a separate large shower. There is a useful utility room which also has a shower and WC.

The bedrooms are both good size doubles and benefit from a number of useful built in cupboards / wardrobes.

Running around all four sides of the apartment is a parapet / roof walk providing extensive views of the town and surrounding countryside.

The cellar to the house is for the use of the owners of the property and includes a wine cellar with vaulted ceiling.

## Outside

The property is approached via a gravel drive and there is plenty of parking available. There is a garage en bloc to the side of the house.

The communal gardens are an absolute delight. There are formal rose beds edged with box hedging as well as an expanse of lawn and mature trees and shrubs and a part walled garden. There are many lovely spots to sit and enjoy the surroundings.

## Note

Westwell House is a freehold property with each of the four apartment owners being a leasehold tenant. The Westwell Management Company manages the freehold with each apartment owner being a director of the management company.

A monthly maintenance charge is paid for the upkeep of the house and grounds, as well as other costs such as buildings insurance. The monthly contribution for Flat 4 is £284.

## Services

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

## Directions

**Westwell House is at the western end of Tenterden High Street.** Head towards Rolvenden and Cranbrook and Westwell House is on the right a short distance after the traffic lights.

## Viewing

Strictly by appointment only. If you would like to view Westwell House, please telephone our offices.

# Tenterden Homes

DISTINCTIVE LOCAL PROPERTY

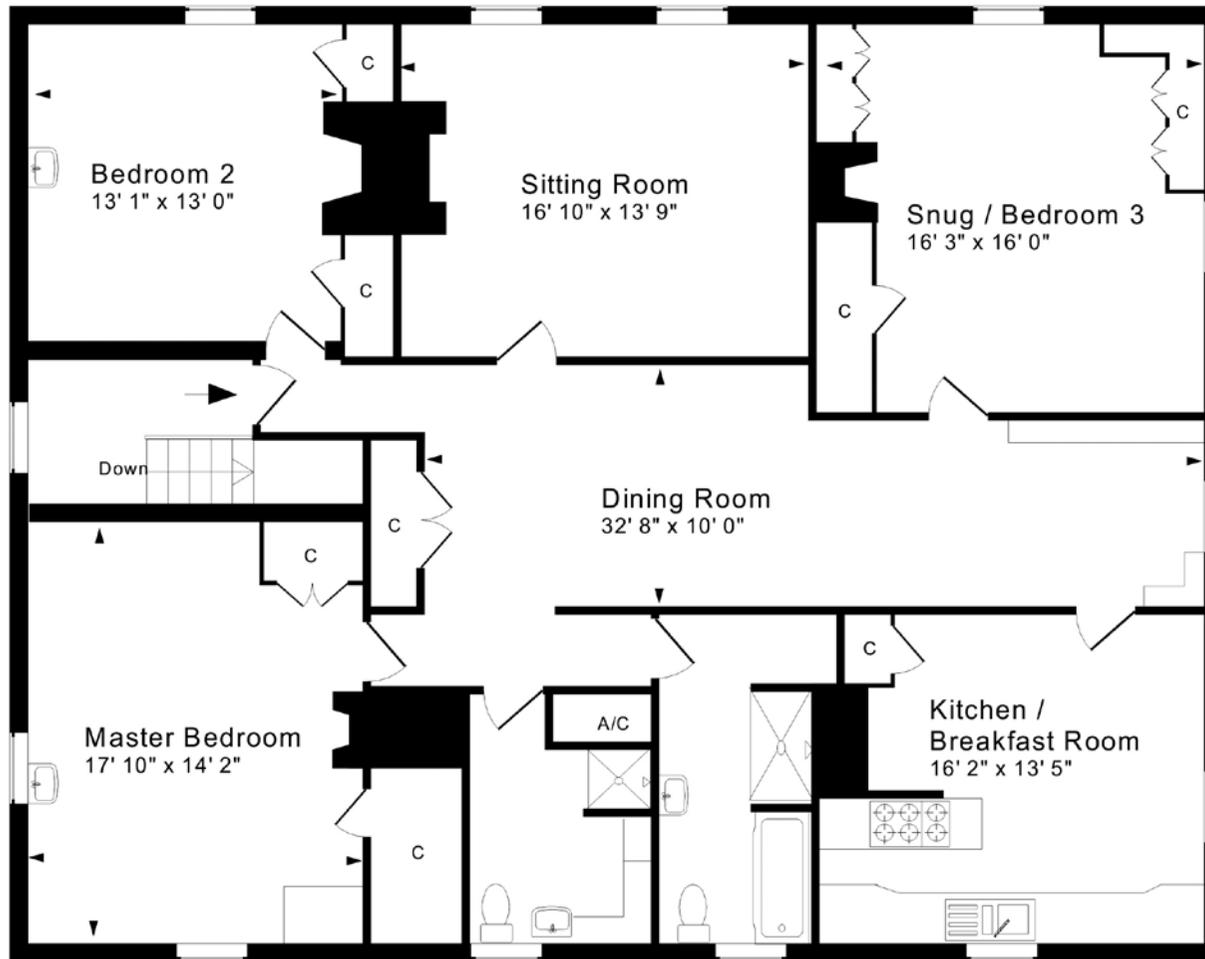
## Tenterden

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.



## Top Floor

Approx. Gross Internal Floor Area: 1,000 Sq. Ft. / 93 Sq. M  
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Flat 4  
Westwell House, Rolvenden Road,  
Tenterden TN30 6TT

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**Ashford Office**  
Romney House  
Orbital Park  
Ashford TN24 0HB  
01233 506220

**Tenterden Office**  
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**Simon Godfrey**  
Director & Head of  
Hobbs Parker Tenterden Homes