



Heronden Court

West Cross Tenterden TN30 7QA

A very well appointed and beautifully presented family home in a fabulous location, only a short distance from Tenterden High Street and yet enjoying a sense of seclusion with far reaching views.

Offers in excess of £1,550,000



Accommodation

- Entrance hall • Sitting room • Dining room
- Billiard room • Conservatory • Kitchen / breakfast room • Utility room • Cloakroom
- Master bedroom with shower room en suite • Five further bedrooms (two with en suite facilities) • Family shower room
- Attic room • Partial air conditioning
- Double glazed

Outside

- Gardens
- Detached double garage
- Integral single garage
- Heated swimming pool with pool house • Covered dining terrace
- Wooden garden store
- Greenhouse • Kennels
- Chicken run

Communications

- Rye 11 miles
- Ashford 12.5 miles
- Headcorn 9 miles



Situation

Heronden Court is at the western end of Tenterden in a quiet and secluded position, approached via a private road through an impressive Gothic gatehouse and is 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.



Heronden Court

Originally built back in the 1930's, Heronden Court has been comprehensively refurbished using quality materials, by the current owner to create a substantial, attractive and comfortable family home.

The heart of the house is the kitchen, designed with the cook in mind with a comprehensive range of appliances including a steam oven, fan oven, an Aga, an American style fridge freezer as well as a neat pull out fridge, all built within oak units under granite work surfaces. At one end there is ample room for a breakfast table and adjacent is the utility room and larder.

The sitting room has a triple aspect with a fireplace fitted with a wood burning stove providing a fine focal point. The Amdega conservatory adjoins and has both heating and air conditioning to ensure comfortable all year use.

Double doors from the sitting room open into the impressive dining fitted with oak floors. To the front of the house is the billiard room, fitted with a range of cherry wood cupboards at one end, housing a large flat screen TV. If billiards is not your thing, this large room has many alternative uses.



Upstairs the master bedroom has a triple aspect with lovely views. A range of built in wardrobes provide excellent storage and the contemporary shower room en suite features a large walk in shower.

There are five further bedrooms, two have bathrooms en suite, while bedroom four has a shower en suite; in addition there is a family shower room.

At the flick of a switch, a motorised wooden staircase descends to allow access to the huge attic room.

Outside

Heronden Court is approached via a private lane and to the front is a large paved driveway providing parking for a number of vehicles and leading to the detached double garage fitted with electric doors. In addition there is an integral single garage.

The gardens to the front of the house are park like lawns planted with a mix of mature trees and shrubs.

The main focus is to the side and rear of the house, where a series of garden rooms, with neatly clipped topiary, lead the eye from an ornamental vegetable garden and orchard (complete with hen house) through paths and arches, past the Koi pond and dining terrace and through to the swimming pool. Beyond are glimpses of the neighbouring parkland and ancient Heronden Hall in the distance.

The pool is served by a well equipped pool room fitted with a hot tub, sauna, changing room and even a bar.

Services

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

Directions

Heronden Court is at the western end of Tenterden High Street. Head towards Rolvenden and Cranbrook and at the traffic lights go straight on and through the gothic arch. Bear right and you will see Heronden Court on your right.

Viewing

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



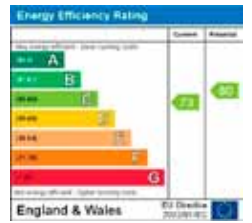


Contact

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Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.



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.

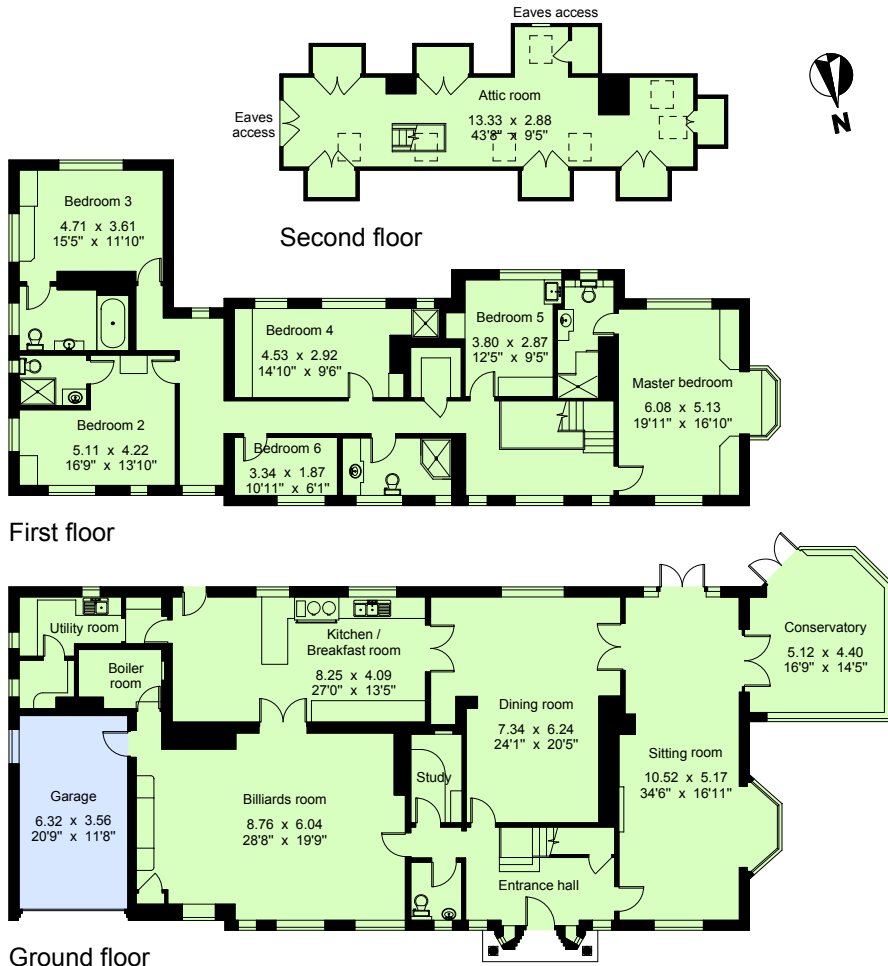
If any points are particularly relevant to your interest in the property please ask for further information.

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.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

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.

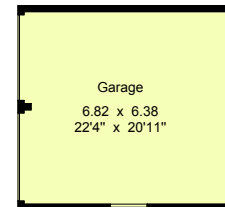
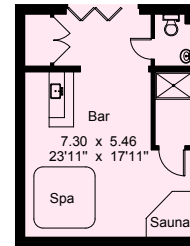


Heronden Court, Tenterden

Gross internal area (approx.)

- House - 471.5 sq m (5075 sq ft)
- Garage - 22.4 sq m (241 sq ft)
- Garage - 42.8 sq m (460 sq ft)
- Pool House - 40.3 sq m (433 sq ft)

For identification only - Not to scale
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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.



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Are you planning to sell your house?

Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in and around the Tenterden area every single day, makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help



Simon Godfrey

Director & Head of
Hobbs Parker Tenterden Homes