



Guide Price
£390,000

Freehold

4x  1x  3x 

**Smallhythe Road,
Tenterden, Kent, TN30**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- **Stunning Grade II listed house**
- **Charming character features throughout**
- **Versatile/flexible layout**
- **Private low maintenance rear courtyard**
- **Desirable location moments away from the High Street**

Accommodation

GROUND FLOOR

Hallway
Cloakroom
Family Room: 12'9 x 9'4 (3.89m x 2.85m)
Kitchen: 15'0 x 13'7 (4.58m x 4.14m)
Walk-In Larder
Lounge: 15'6 x 11'10 (4.73m x 3.61m)
Dining Area/Study: 15'3 x 8'5 (4.65m x 2.57m)

FIRST FLOOR

Landing
Bedroom 2: 15'6 x 10'10 (4.73m x 3.30m)
Bedroom 3: 15'3 x 8'5 (4.65m x 2.57m)
Bedroom 4: 12'7 x 8'9 (3.84m x 2.67m)
Bathroom: 9'8 x 9'1 (2.95m x 2.77m)

SECOND FLOOR

Landing
Bedroom 1

OUTSIDE

Rear Courtyard



Call Tenterden - 01580 766002 ■ wardsofkent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



14007924/20250909/AQ/AQ