



HUNTERS[®]

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TENTERDEN | Guide Price £500,000 - £550,000
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Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



A charming unlisted 18th Century three-bedroom semi-detached period cottage with accommodation arranged over three floors, garden with home office and generous off-road parking, located a short walk from the tree lined high street of Tenterden.

The accommodation offers a spacious sitting/dining room boasting a wealth of period features including exposed timbers, a striking inglenook fireplace with wood burning stove and alcove to the side and windows overlooking the rear garden. A doorway leads through to a galley style kitchen with further exposed beams, fitted with a range of shaker style wall and base units with complementing oak worksurfaces and ceramic butler sink, integrated hob with extractor above, double oven and dishwasher. Doorways lead out to the rear terrace, to a useful ground floor cloakroom, and to stairs leading up to first floor with storage beneath.

The first floor accommodation was recently extended and offers a master bedroom with exposed beams and attractive built in wardrobes with dresser area and window overlooking the rear garden, a second double bedroom with built in storage, a useful study and a modern bathroom with alcove storage and suite comprising of bath with shower above, WC and vanity mounted basin. Stairs lead up to the attic bedroom with dual Velux windows and dormer window overlooking the rear.

The cottage is approached by a large off-road gravelled parking area with steps leading up to a terrace with doorway offering access into the kitchen. A path leads round to the rear patio overlooking a lawn with borders of mature trees and shrubs. To the end of the garden is a decked area with a fully insulated, timber clad garden room/home office with adjoining store.

The property is situated a short walk from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. It is ideally situated for a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools and Homewood Secondary school.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service to London St Pancras departs (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

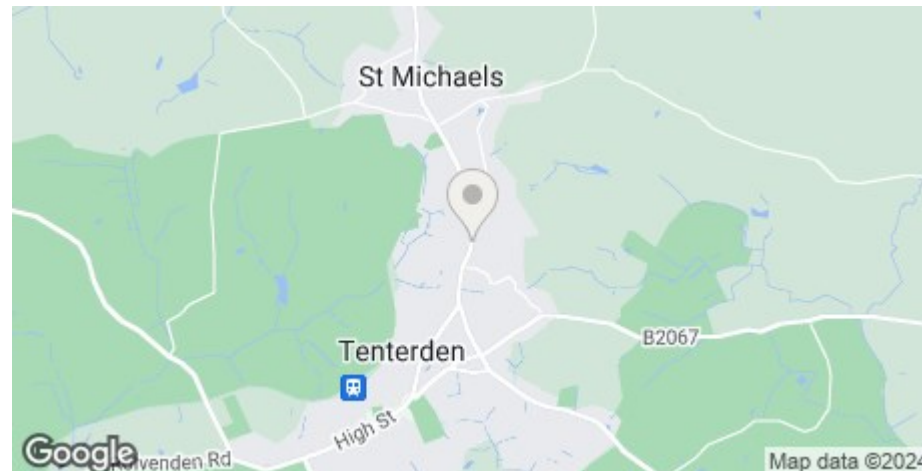
Tenure – Freehold

Services - Mains electricity, gas with combination boiler, incoming water and drainage. An active telephone line is installed with broadband connected.

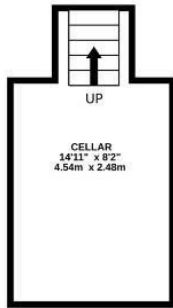
Mobile phone signal is listed as good by multiple suppliers.

Council Tax Band C. EPC Rating D

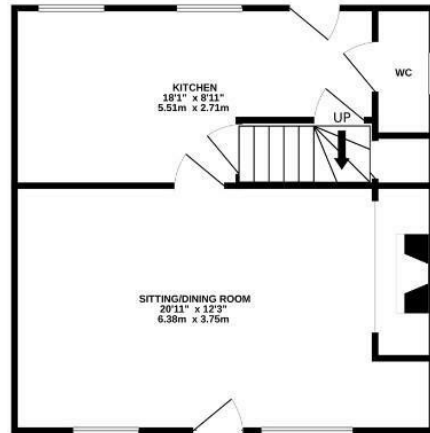
Agents note – We are advised that there is a pedestrian right of way that runs along the path alongside number 14 and across the front of the property to no 16 and no 15. We understand the property to be in a very low flood risk area.



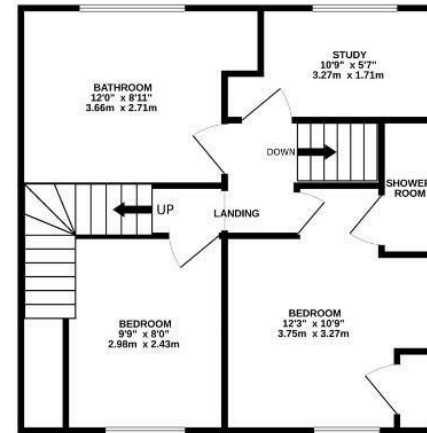
BASEMENT



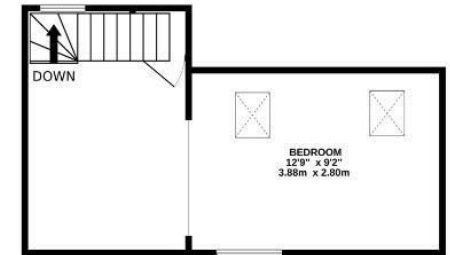
GROUND FLOOR



1ST FLOOR



2ND 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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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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