





1 Smallhythe Road,  
Tenterden, TN30 7LH

£550,000



Charming attached Grade II Listed four bedroom cottage offering three reception rooms and private rear courtyard, conveniently located just off the tree lined High Street of Tenterden.

The accommodation offers a sitting room with striking inglenook fireplace and stove with attractive beams which is open onto a generous dining room with further fireplace, both with sash windows overlooking the front.

The sitting room leads on to the generous kitchen, fitted with a range of traditional base units with dresser shelving, pantry, stunning brick floor and an array of beams, leading to a further reception with access to a ground floor WC and doorway leading out to the rear courtyard.

The first floor offers a master bedroom with connecting doorway to the neighbouring bedroom, with built in storage and doorway back to the landing and on to a further bedroom and the bright family bathroom, with walk in shower, bath, pedestal basin and WC. Further stairs lead to the second floor bedroom with dormer window.

Externally to the rear is a secluded private courtyard with established beds and to the front a pretty bricked courtyard mature hedged borders and log store.

The property is enviably located at the end of the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

This wonderful home occupies a popular location just off the High Street and is ideally situated for a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.

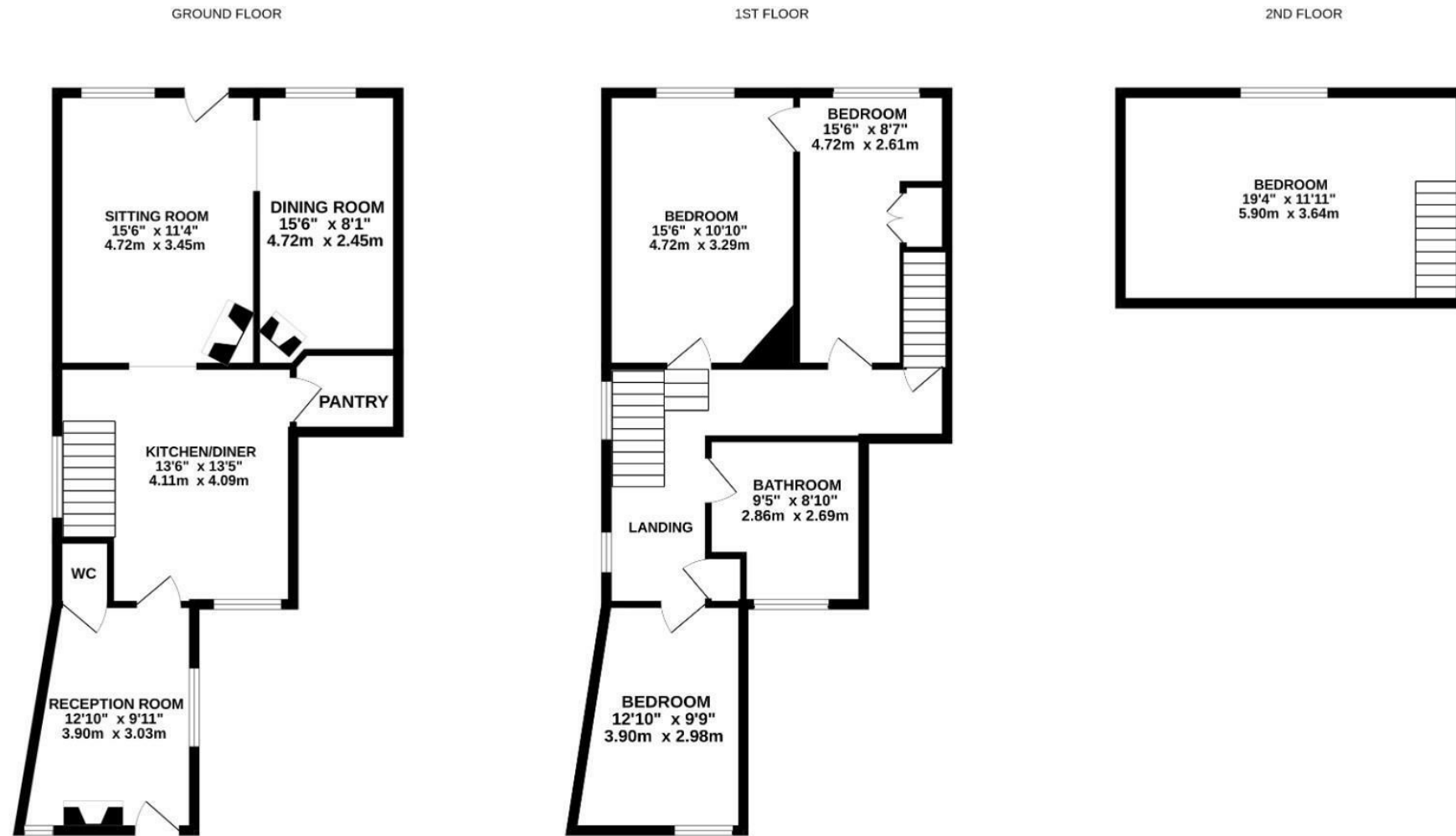
The property is within easy access two popular golf courses, Tenterden Golf Course, and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles), where the high speed service to London St Pancras 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, water & drainage and gas central heating.  
Broadband - Average Broadband Speed 12mb - 1000mb  
Mobile Phone Coverage - Okay - Good  
Flood Risk - Very Low





Tenure: Freehold  
Council Tax Band: E



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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- ATTACHED FOUR BEDROOM COTTAGE
- GRADE II LISTED
- DELIGHTFUL CHARACTER FEATURES
- THREE RECEPTION ROOMS
- PRIVATE REAR COURTYARD
- ENVIABLE HIGH STREET LOCATION
- COUNCIL TAX BAND E
- EPC EXEMPT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**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.