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ST. MICHAELS, TENTERDEN

# 6 Pope Gardens, Tenterden, TN30 6SQ

Asking Price £735,000



Immaculately presented four-bedroom family home with spacious open plan kitchen/dining room, generous garden, garage and driveway, located on the edge of a popular new development with rural outlook and within walking distance of village amenities, local schools and the nearby Tenterden High Street.

The accommodation offers entrance hall with stairs to first floor and storage beneath, access to a useful cloakroom with WC and doorways leading to a bright double aspect sitting room with French doors out to rear garden and to a spacious open plan kitchen/dining room with dual bay windows. The kitchen is fitted with a range of modern wall and base units, integrated double oven, induction hob with extractor above, dishwasher and fridge freezer with further doorway leading to a utility room with access out to the rear garden.

The generous first floor landing offers a space suitable for a study area, access to loft and airing cupboard and leads to the master bedroom with fitted wardrobes and en-suite shower room with large walk-in shower, WC, hand basin with vanity storage beneath and heated towel radiator, three further double bedrooms and the family bathroom with suite comprising of a bath with shower above, WC, hand basin with vanity storage beneath and heated towel radiator.

Externally to the front, the property offers a bloc paved driveway leading to the garage with electric car charging point, gate to rear garden, and pathway leading to front door with lawn area bordered by shrubs and post and rail fencing with views over the neighbouring countryside.

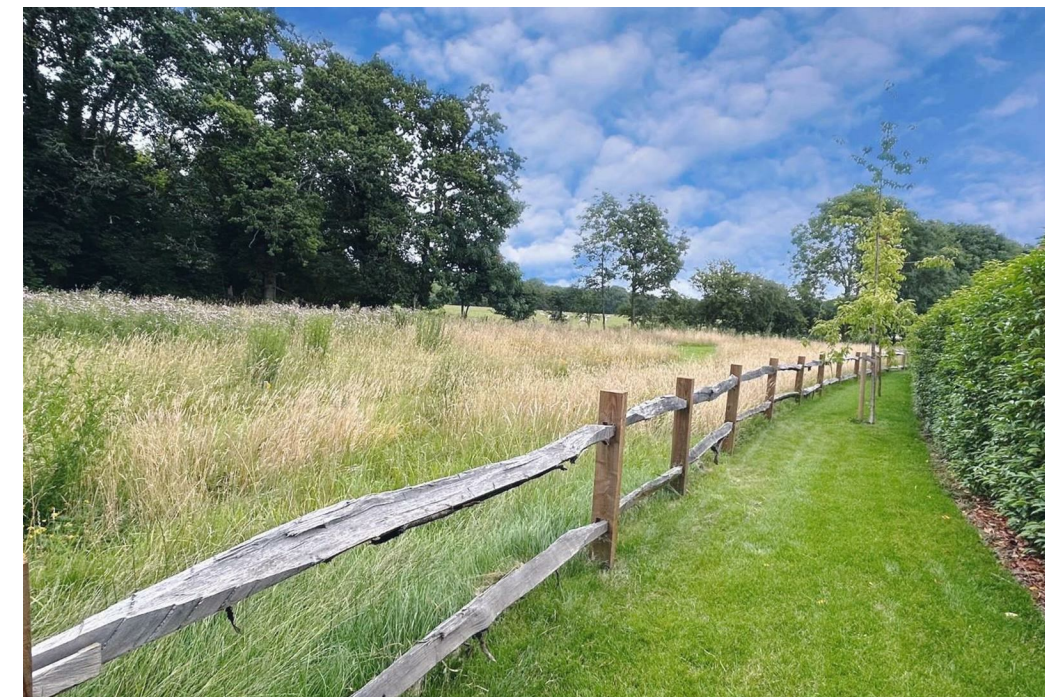
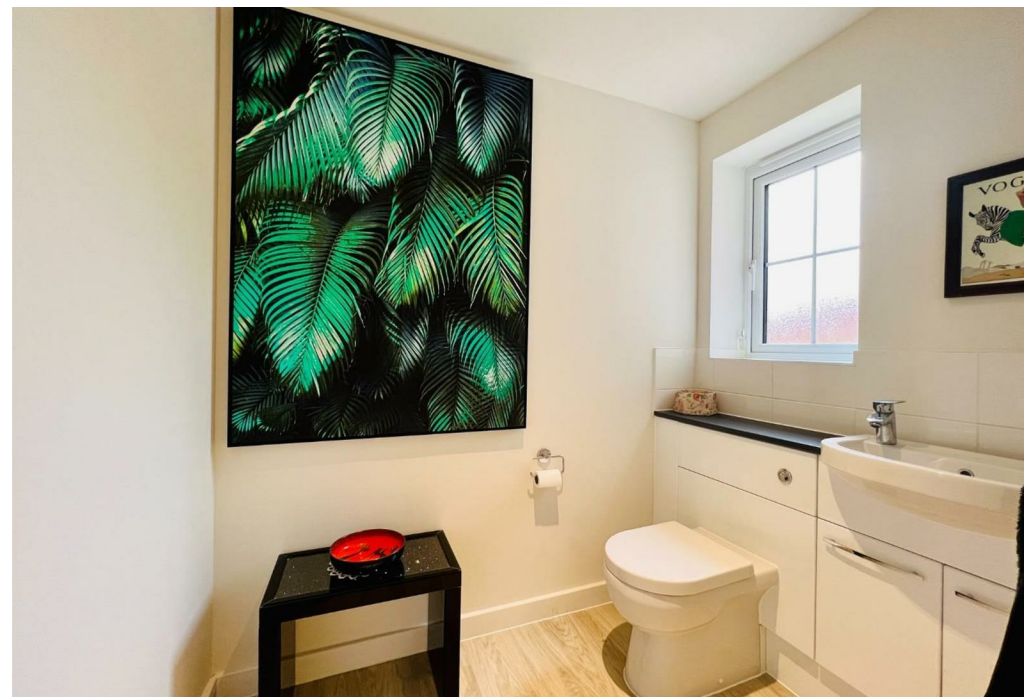
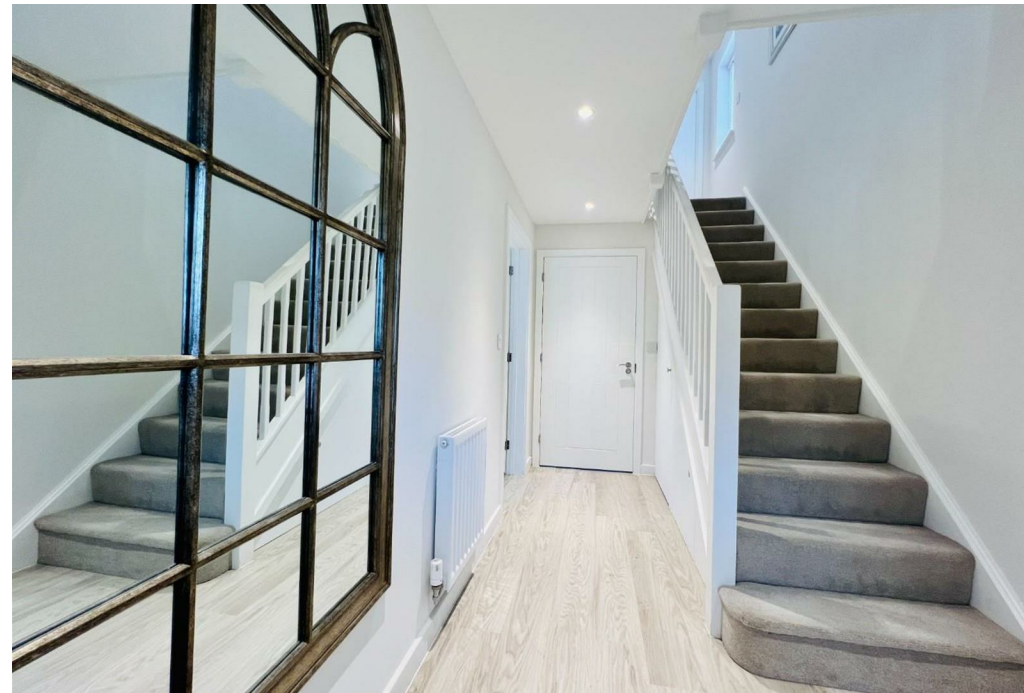
The rear garden is mainly laid to lawn with planted borders and a patio area offering the perfect space to entertain, with a combination of hedged, walled and fenced borders.

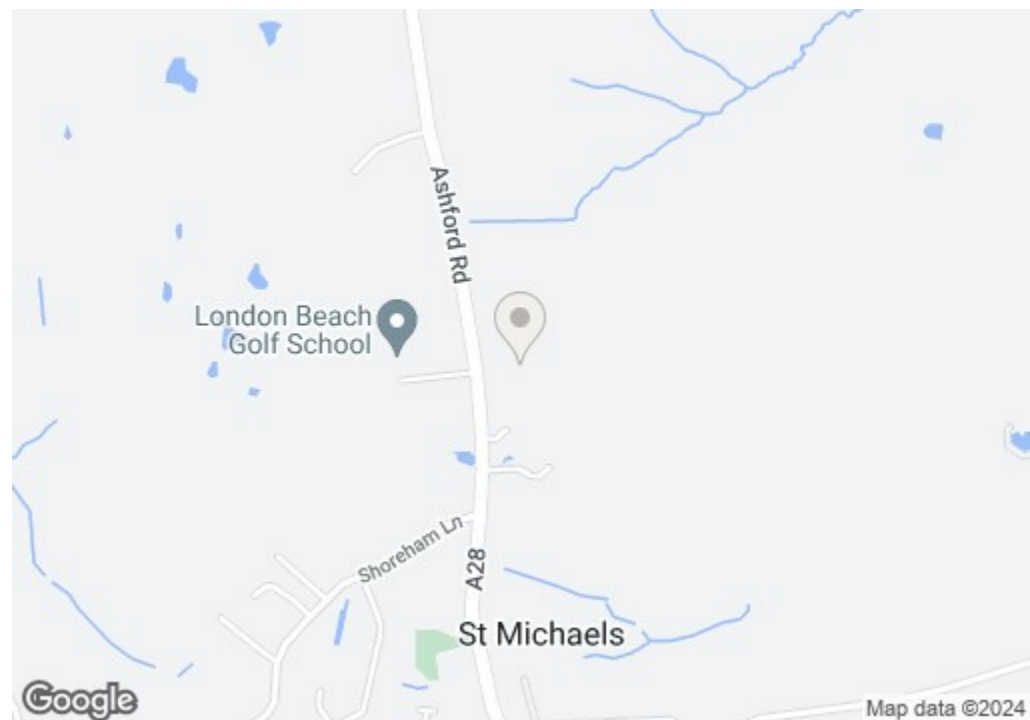
The property is within easy access to the village both St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants.

This family home is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School with bus services available to the nearby boys and girls grammar's in Ashford.

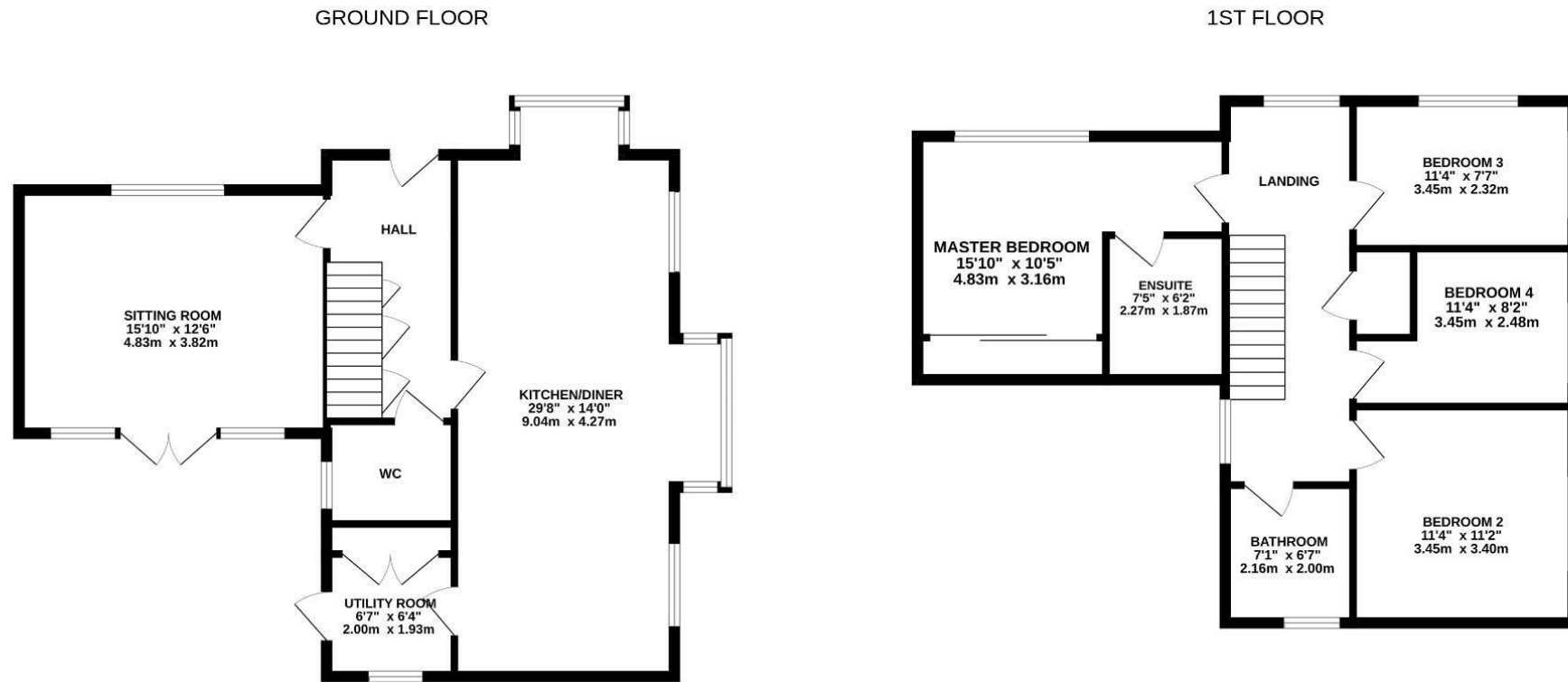
Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).

Tenure – Freehold  
Community Service Charge Paid Half Yearly £215.00  
Council Tax Band – F  
EPC Rating - B  
Services – Mains Water, Sewerage, Gas and Electricity  
Heating – Gas Central Heating  
Broadband – Average Broadband Speed 8mb – 1000mb  
Mobile Phone Coverage – Poor to Good  
Flood Risk – Very Low



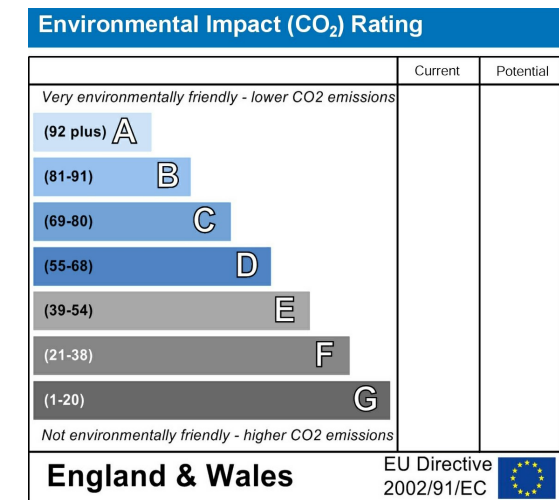
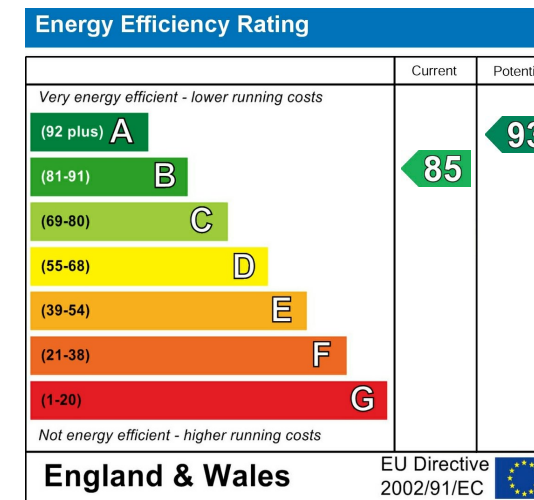


Tenure: Freehold  
Council Tax Band: F



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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- DETACHED FOUR BEDROOM FAMILY HOME
- BUILT IN 2023 WITH BUILDERS WARRANTY REMAINING
- SPACIOUS KITCHEN/DINING ROOM WITH UTILITY
- EN-SUITE AND MASTER BATHROOM
- GARAGE AND DRIVEWAY
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS
- COUNCIL TAX BAND F
- EPC RATING B



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.