



15 Pope Gardens, Tenterden, TN30 6SQ

Guide Price £700,000 - £725,000



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A stunning modern family home in The Havens, an exclusive development of just 30 homes, offering a south-facing garden, light-filled living spaces, and beautiful countryside views. With a nature reserve and pond at the end of the road, this property blends contemporary comfort with natural surroundings, all within easy reach of Tenterden's historic High Street.

Key Features:

Exclusive development
Part of The Havens, a sought-after estate of just 30 homes

South-facing garden
Bathed in natural light, perfect for relaxing and entertaining

Large patio area
Extends seamlessly from the French doors, ideal for outdoor dining

Spacious open-plan kitchen/dining room
With premium finishes and integrated appliances

Two further reception rooms
Flexible living space for a study, playroom, or snug

Master bedroom
Featuring countryside views and en-suite shower room

Premium bathroom fittings
Utopia handmade vanity units, heated towel rails, thermostatic showers

Generous driveway and garage with rear access

Built in 2023 by 5-star award-winning Croudace Homes
With builder's warranty remaining

Smart home technology
Hive-controlled heating, Cat 6 network points throughout, Sky Q ready

Nature reserve & pond at the end of the road
Perfect for walks and wildlife lovers

Eco-friendly design
Energy-efficient with Hive-controlled heating, high-spec insulation, and Low-E glass windows

Excellent local amenities & schools within walking distance



Inside the Home:

Upon entering, a bright **hallway** leads to a **study/home office**, a **spacious sitting room**, and a convenient **cloakroom** with a concealed-cistern WC and vanity basin.

At the heart of the home is a **stunning open-plan kitchen/dining room**, bathed in natural light from its **south-facing aspect**. Featuring a**high-quality Omega kitchen**, soft-close cabinetry, **Caesarstone worktops**, and a **suite of premium integrated appliances**(fridge/freezer, dishwasher, double oven, induction hob with glass splashback, and a chimney extractor hood), this space is both stylish and functional. **French doors open onto a large patio area**, seamlessly blending indoor and outdoor living. A separate **utility room** provides additional storage, appliance space, and direct access to the garden.

Upstairs, the **master bedroom** enjoys **countryside views**, fitted wardrobes, and an **en-suite shower room** with a **walk-in thermostatic digital shower**, drench head, and heated towel rail. There are **three further double bedrooms**, all generously sized, and a contemporary**family bathroom** with a **Utopia-fitted vanity unit, bath with thermostatic shower, walk-in shower enclosure, and heated towel rail**.

Outside & Surroundings:

The **south-facing rear garden** is a standout feature, offering **all-day sunshine** and a **peaceful rural backdrop**. A **large patio area**, directly accessible from the **French doors**, provides the perfect space for outdoor dining, entertaining, or relaxing in the sun. The rest of the garden is mainly laid to lawn, with planted borders adding character. Additional **external features** include a **water butt for sustainability**, an **external power point**, and a **motion-activated front entrance light**. A **rear door to the garage** adds convenience, and a **side gate** allows easy access to the front.

Set within **The Havens**, a sought-after development of just **30 homes**, this property enjoys a **community feel** while maintaining privacy. A **nature reserve and pond** are located at the end of the road, offering a beautiful setting for walks and wildlife spotting. Thoughtfully designed green spaces include preserved hedgerows, bird and bat boxes, and wildflower planting to support local ecology.

The home is **within easy walking distance** of village amenities, local schools, and Tenterden’s charming **tree-lined High Street**, with its independent shops, cafés, pubs, and supermarkets (Waitrose & Tesco).

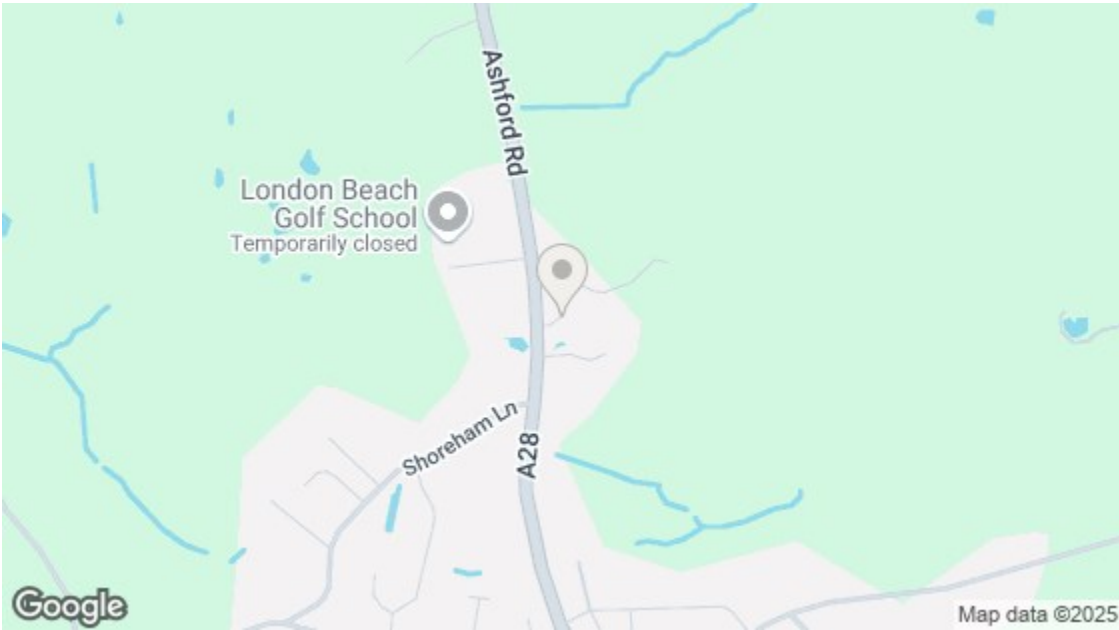
For commuters, train services to London are available from Headcorn (8 miles) or Ashford (12 miles), with a **high-speed service to St Pancras in just 37 minutes**.

Additional Details:

- **Tenure:** Freehold
- **Council Tax Band:** F
- **EPC Rating:** B
- **Development Service Charge:** £1,000 annually
- **Broadband Speed:** 8mb – 1000mb available
- **Heating:** Gas central heating with Hive control
- **Flood Risk:** Very low

Why This Home?

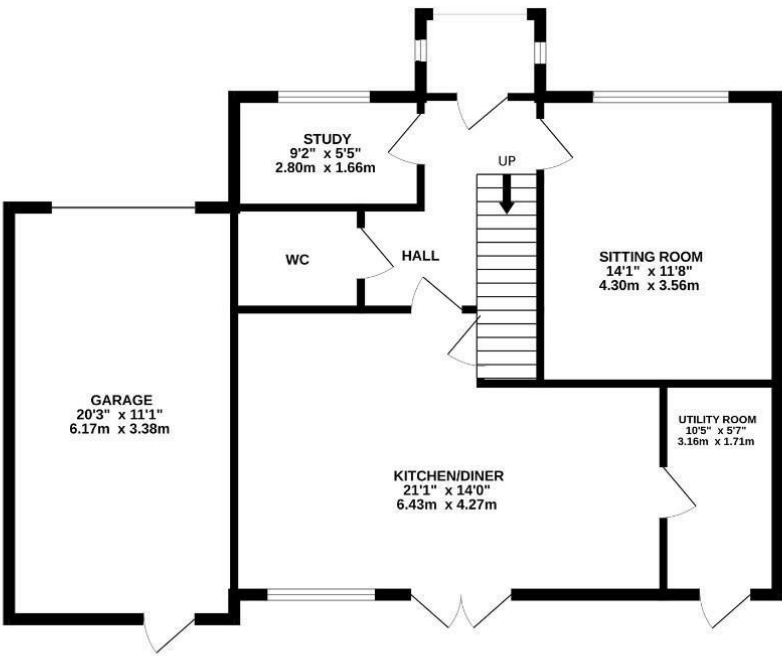
This beautifully designed home offers **modern energy efficiency, high-end finishes, and a tranquil setting within an exclusive development**. With a **south-facing garden, large patio area, premium kitchen and bathroom finishes, and a nature reserve on the doorstep**, it is **perfect for families and professionals looking for space, style, and a connection to nature**.



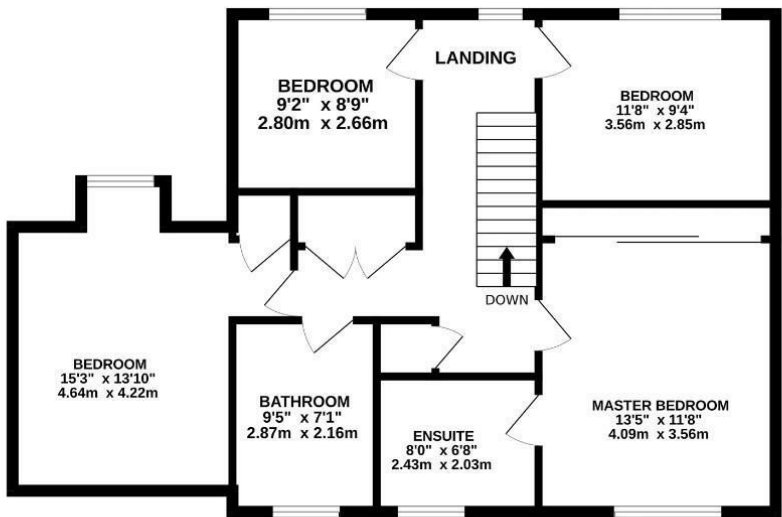


Tenure: Freehold
Council Tax Band: F

GROUND FLOOR



1ST 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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- DETACHED FOUR BEDROOM FAMILY HOME
- BUILT IN 2023 WITH BUILDERS WARRANTY REMAINING
- GENEROUS GARDEN WITH COUNTRYSIDE VIEWS
- SPACIOUS MODERN KITCHEN/DINING ROOM WITH UTILITY
- TWO FURTHER RECEPTION ROOMS
- EN-SUITE AND MASTER BATHROOM
- GARAGE AND LARGE DRIVEWAY
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.