



112 HENLEY MEADOWS,
ST. MICHAELS, TN30 6EQ

GUIDE PRICE £475,000 - £500,000



GUIDE PRICE £475,000 - £500,000. Well-presented four bedroom detached family home featuring a bright and modern open plan kitchen/dining room with doors out to the rear garden, off road parking and a generous garage, situated in a quiet corner of a popular residential area within easy access to local primary and secondary schools and the tree lined High Street of Tenterden.

The accommodation offers entrance hall with stairs to first floor and storage beneath, with doorways leading to a useful cloakroom with WC, a generous sitting room with window overlooking the front and double doors leading through to a bright open plan kitchen/dining room with sliding doors offering access out to the rear garden. The modern kitchen is fitted with a range of shaker style units with complementing wooden worksurfaces and integrated appliances including a dishwasher, undercounter double oven and gas hob with extractor above. Further doorways lead back to the entrance hall, and to the utility room with co-ordinating units, space for washing machine, doorway into the integral garage and part glazed door offering access out to rear garden.

The first floor offers a spacious master bedroom with fitted wardrobe and drawers and a modern fully tiled en-suite with large walk in shower, basin with vanity beneath, WC and heated towel rail. There are two further double bedrooms, a good size single bedroom and a family bathroom with suite comprising of bath with shower above, vanity storage with mounted basin and WC with concealed cistern and a heated towel rail.

The property is positioned in a quiet corner of this popular residential area and features a driveway providing off-road parking for three vehicles, which leads to the generous integral garage and side access to the rear garden, which is laid to lawn with timber shed, patio area, established beds and many mature trees and shrubs, providing a lovely, secluded space.

The property sits within easy reach of both St. Michaels village and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants.

The property is ideally located 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 saltwater 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 departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Eurotunnel.

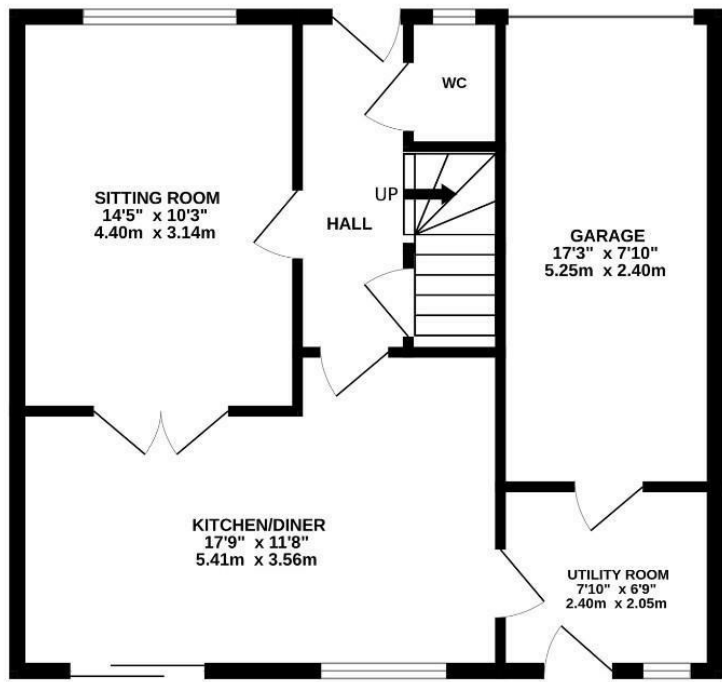
Tenure - Freehold
Services – Mains electricity, water, drainage and gas central heating.
Broadband – Average Broadband Speed 13mb – 1800mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low



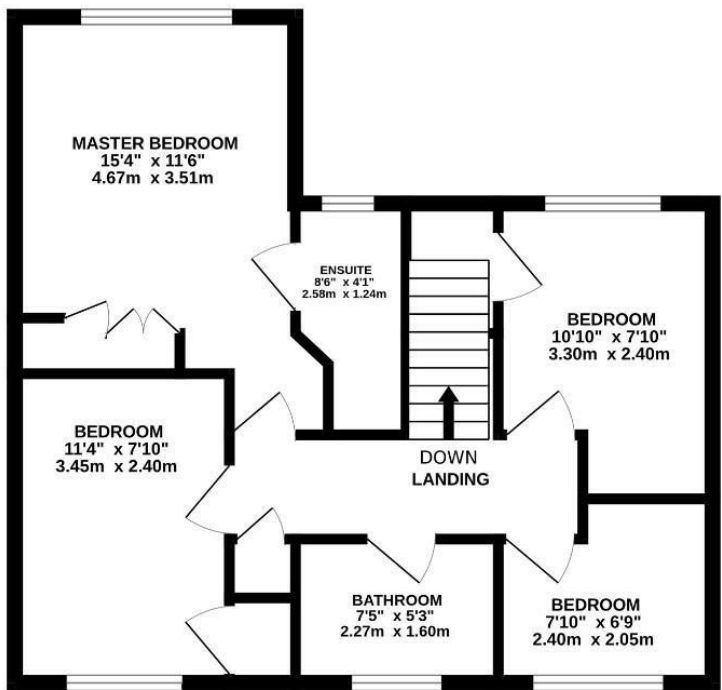


Tenure: Freehold
Council Tax Band: E

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.
Made with Metropix ©2025

- DETACHED FOUR BEDROOM FAMILY HOME
- MODERN OPEN PLAN KITCHEN/DINING ROOM
- UTILITY ROOM
- PRIVATE REAR GARDEN
- GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- EPC RATING TBC
- COUNCIL TAX BAND E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.