



87 Colonel Stephens Way, Tenterden, TN30 6EZ

Guide Price £650,000 - £675,000



GUIDE PRICE £650,000 - £675,000. Substantial detached family home with five bedrooms, two bathrooms, kitchen/breakfast room, three further reception rooms, double garage and driveway, located in a quiet and popular residential area providing easy access to local amenities and within walking distance to the tree lined High Street of Tenterden.

The accommodation offers a striking double height entrance hall with attractive oak and glass balustrade and doorways leading to a cloakroom with WC, dining room with bay window overlooking the front, a double aspect sitting room with French doors overlooking and leading out to the rear garden, and study with window overlooking the rear.

A further doorway leads into the kitchen/breakfast room fitted with a range of modern cream gloss wall and base units with granite worksurfaces and co-ordinating splashback and breakfast bar, integrated appliances including an AEG oven, four ring AEG induction hob with glass back plate and extractor above, Bosch dishwasher and fridge, with window overlooking the rear garden and doorway leading to the utility room with further doorways leading to the rear garden, integral garage and a large walk in pantry (formerly an additional cloakroom).

Stairs lead-up to the galleried landing and on to the master bedroom with fitted wardrobes and en-suite shower room with suite comprising of a bath, separate shower cubicle, WC with concealed cistern and vanity mounted wash basin with storage beneath. The hall also leads to three further double bedrooms all with built in storage, a single bedroom and the family bathroom with suite comprising of a bath, separate shower cubicle, WC with concealed cistern and vanity mounted wash basin with storage beneath.

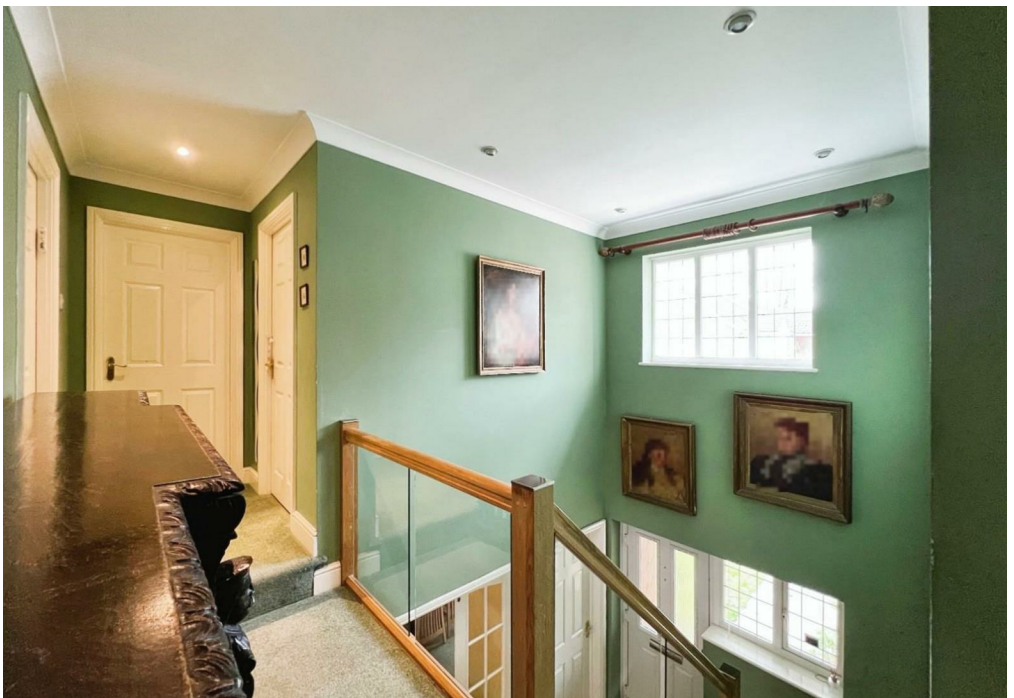
Externally the rear garden is a particular feature of the home and enjoys an outlook over the neighbouring woodland. A generous patio extends the width of the property and offers an ideal area for entertaining, with further decked seating area, lawn and an array of beds with established planting. Steps lead down to an area of garden with a wildlife pond and timber garden store.

The property is located on the quiet and popular development of Colonel Stephens Way, 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.

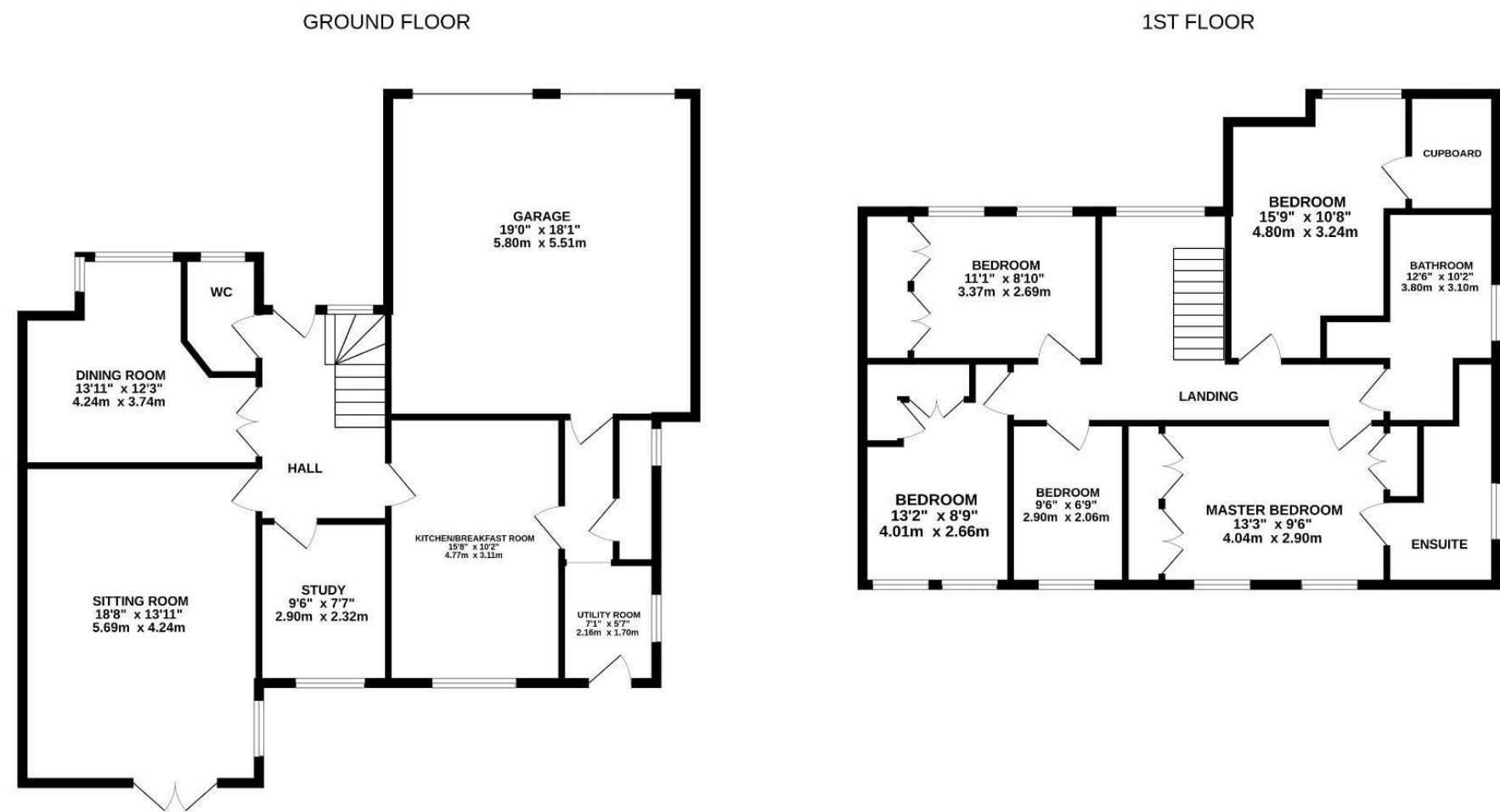
This family home is ideally situated for a range of schools including St Michaels Primary school, Tenterden Infants and Junior schools and Homewood Secondary school.

The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach 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
Council Tax Band: G



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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- SUBSTANTIAL DETACHED FAMILY HOME
- FIVE BEDROOMS & TWO BATHROOMS
- STRIKING DOUBLE HEIGHT ENTRANCE HALL
- KITCHEN/BREAKFAST ROOM AND THREE RECEPTION ROOMS
- DOUBLE GARAGE AND BLOCK PAVED DRIVEWAY
- POPULAR CUL-DE-SAC LOCATION
- WALKING DISTANCE TO AMENITIES
- EPC RATING TBC

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.

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