



19 Henley Meadows,
Tenterden, TN30 6EN

Guide Price £550,000 - £600,000



GUIDE PRICE £550,000 - £600,000. Substantial detached family home with five bedrooms, two bathrooms, three reception rooms, private garden, double garage and driveway, situated in 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 doorways leading to a useful cloakroom with WC, a study, kitchen and a generous sitting room with window overlooking the front and double doors leading through to a bright dining room with sliding doors offering access out to the rear garden and a further doorway leading to the kitchen. The kitchen is fitted with a range of shaker style units with complementing breakfast bar and integrated undercounter double oven with electric hob and extractor above. Further doorways lead back to the entrance hall, and to the utility room with space for washing machine and fridge freezer and part glazed door offering access out to rear garden.

The first floor offers a spacious master bedroom with fitted wardrobes and a modern en-suite shower room with walk in shower, basin with vanity beneath, WC and heated towel rail, two further double bedrooms both also featuring fitted wardrobes, another two good sized bedrooms and a family bathroom.

The property is positioned in popular residential area and features a driveway providing off-road parking which leads to the double garage and a gate provides access to the rear garden which is mainly 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.

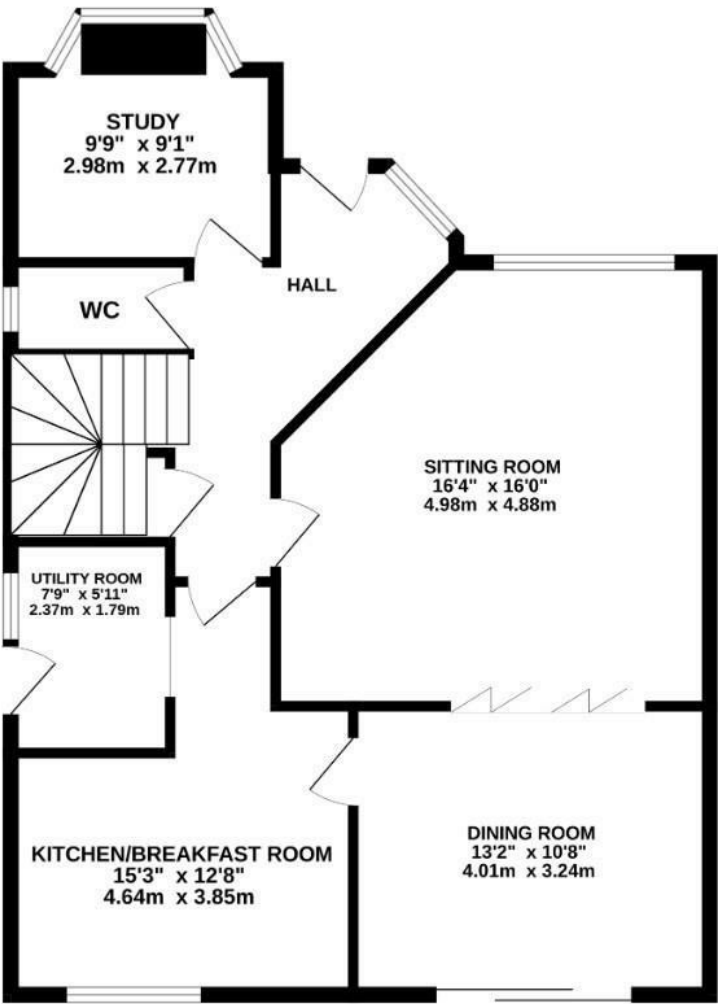
The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa. Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also only a short 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



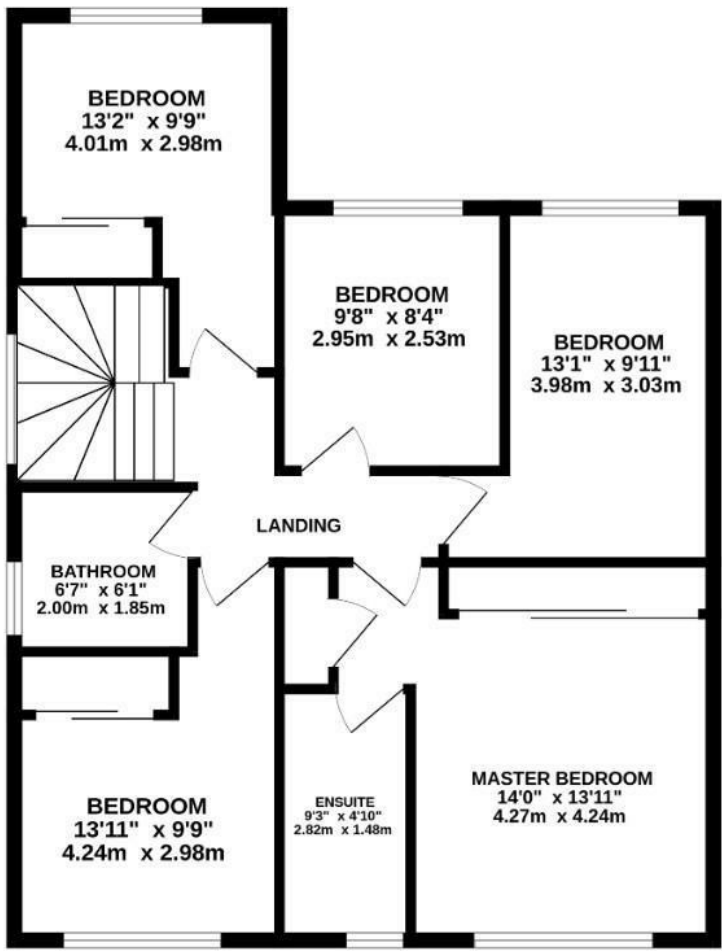


GROUND FLOOR



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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1ST FLOOR



Tenure: Freehold
Council Tax Band: F

- SUBSTANTIAL DETACHED FIVE BEDROOM FAMILY HOME
- KITCHEN & UTILITY ROOM
- THREE RECEPTION ROOMS
- PRIVATE ESTABLISHED REAR GARDEN
- DOUBLE GARAGE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- WALKING DISTANCE TO SCHOOLS AND AMENTIES
- EPC RATING C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(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.