



1 Shoreham Lane, Tenterden, TN30 6EG

Guide Price £700,000 - £750,000



Guide Price £700,000 - £750,000. Beautifully proportioned five-bedroom semi-detached period home offering five-bedrooms and three reception rooms, located on a lane position in the popular village of St Michaels, within walking distance of village amenities, local schools and the nearby Tenterden High Street.

The accommodation offers an entrance hall with stairs to first floor and leads on to a bright sitting room with feature fireplace and French doors out to the rear garden and internal French doors through to a separate dining room. The hall also leads through to a generous kitchen/breakfast room fitted with a range of traditional style wall and base units, integrated appliances including dishwasher, Neff hide and slide ovens and gas hob with extractor above. A further door leads through to a rear hallway and on to a useful utility room housing the gas boiler, ground floor cloakroom and the study, offering flexible usage to suit the homeowners needs.

The first floor offers a spacious master bedroom with en-suite shower room, four further double bedrooms, one currently used as a dressing room and a family bathroom with suite comprising of bath, basin with vanity unit beneath and WC.

Externally, the property features well established rear gardens with beds of mature plants and trees and a large terrace providing the perfect space to entertain. To the front a large, shingled driveway provides off-road parking for several vehicles.

The property is located on a quiet lane within easy access to the village of 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, a leisure centre 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 to the nearby grammar schools in Ashford.

The property is within easy access of two popular golf courses, Tenterden Golf Course and London Beech Golf Club with salt water spa. Mainline train services to London can be accessed from Headcorn or Ashford International and the high-speed service 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 Water, Sewerage, Gas and Electricity

Heating – Gas Central Heating

Broadband – Average Broadband Speed 8mb – 1000mb

Mobile Phone Coverage – Good

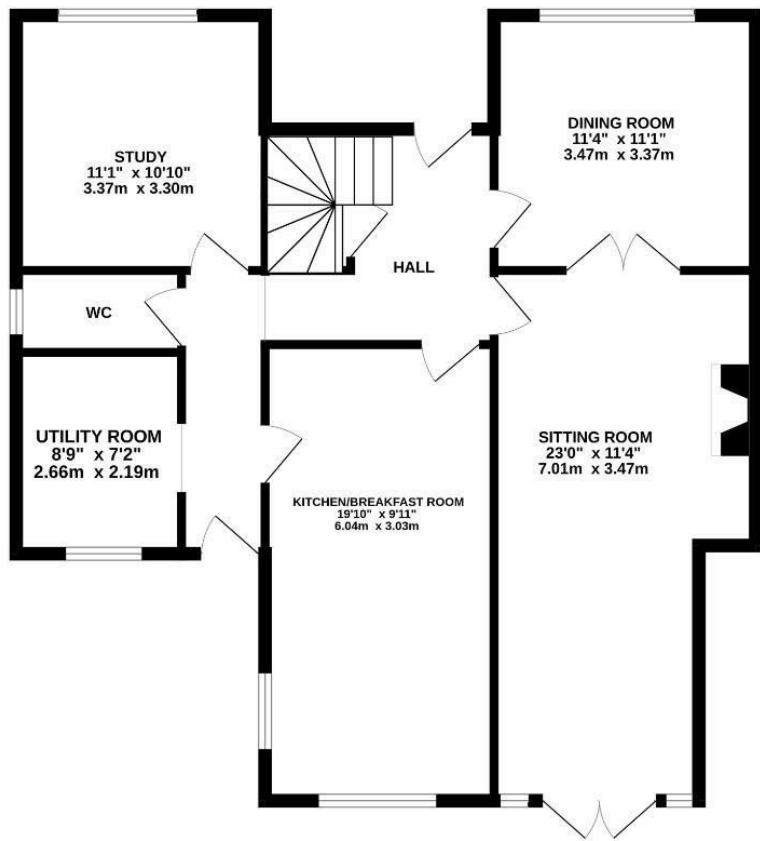
Flood Risk – Very Low



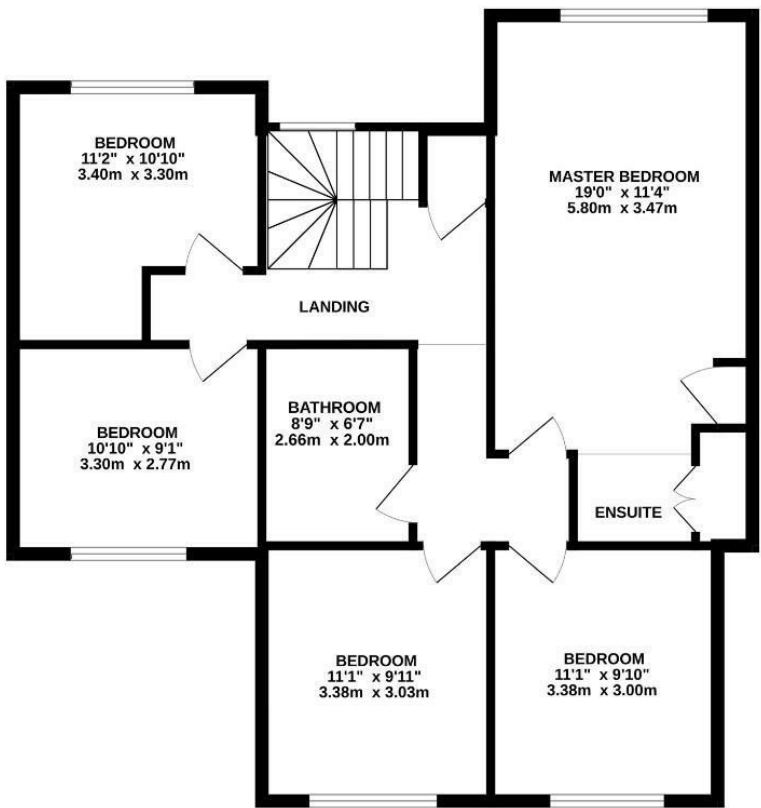


Tenure: Freehold
Council Tax Band: F

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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- PERIOD SEMI-DETACHED FIVE BEDROOM FAMILY HOME
- KITCHEN/BREAKFAST ROOM & UTILITY ROOM
- THREE FURTHER RECEPTION ROOMS
- MASTER BATHROOM AND EN-SUITE
- ESTABLISHED REAR GARDEN
- LARGE DRIVEWAY
- QUIET LANE POSITION
- COUNCIL TAX BAND F - EPC RATING C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C	70	
(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.