





# 11 Pope Gardens, St. Michaels, Tenterden, TN30 6SQ

Asking Price £725,000



Beautifully presented four-bedroom family home with spacious open plan kitchen/dining room, generous garden with home office, garage and driveway, located on the edge of a popular new development enjoying a rural outlook and within walking distance of village amenities, local schools and the nearby Tenterden High Street.

The accommodation offers entrance hall with stairs to first floor and storage beneath, access to a useful cloakroom with WC and doorways leading to a bright double aspect sitting room with French doors out to rear garden and to a spacious open plan kitchen/dining room with dual bay windows. The kitchen is fitted with a range of shaker style wall and base units, integrated dishwasher, double oven, induction hob with extractor above and space for an American style fridge freezer with further doorway leading to a utility room with complementing units and additional bespoke cabinetry with access out to the rear garden.

The generous first floor landing offers access to loft and airing cupboard and leads to the master bedroom with fitted wardrobes and en-suite shower room with large walk-in shower, WC, hand basin with vanity storage beneath and heated towel radiator, three further bedrooms and the family bathroom with suite comprising of a bath with shower above, WC, hand basin with vanity storage beneath and heated towel radiator.

Externally to the front, the property is positioned at the end of an exclusive development and is approached by a bloc paved driveway leading to the garage with electric car charging point. A gate leads to the rear garden with pathway to the front door and lawn area with landscaped borders and post and rail fencing with views over the neighbouring countryside.

The rear garden has been vastly improved by the current vendors and is mainly laid to lawn with a combination of hedged, walled and planted borders and a newly extended patio area offers the perfect space to entertain. There is a side door offering access into the garage and a stunning double aspect garden room currently used as a home office.

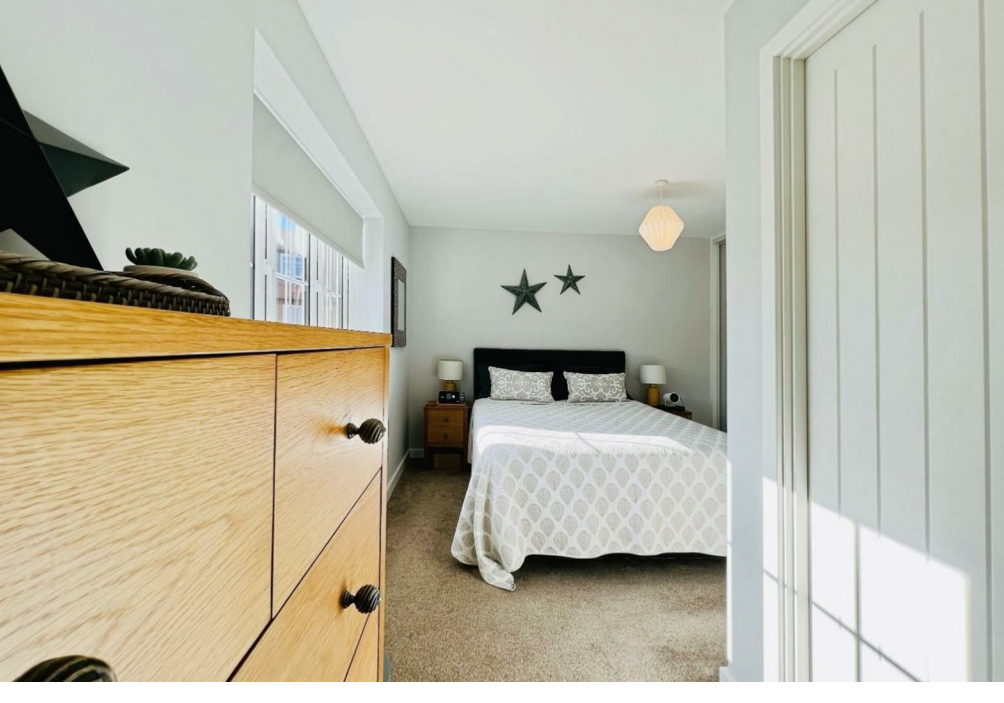
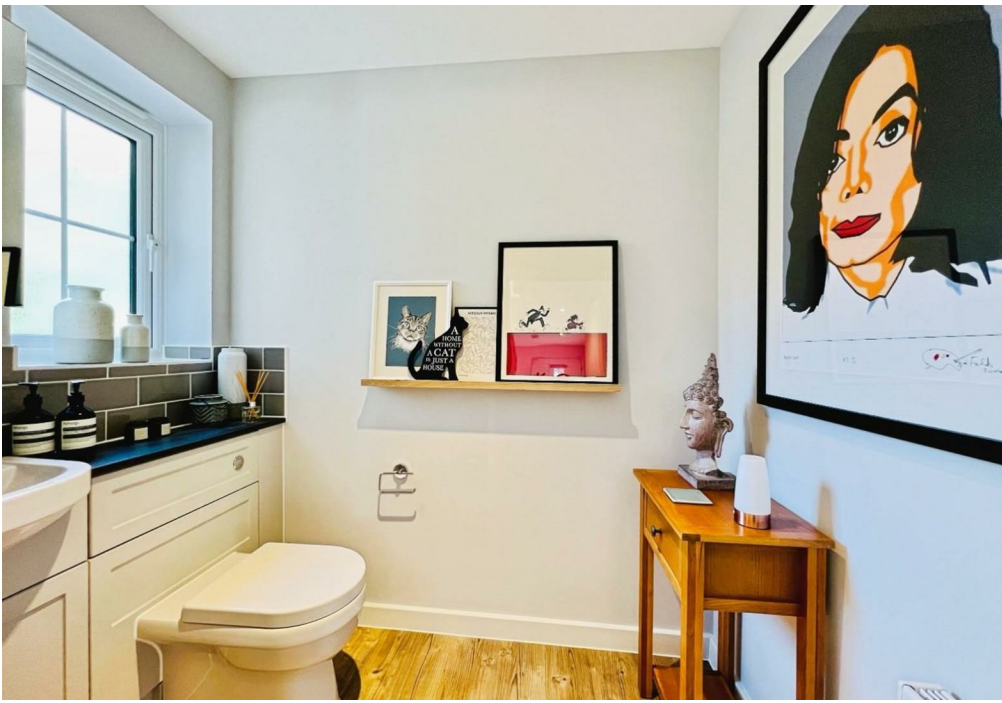
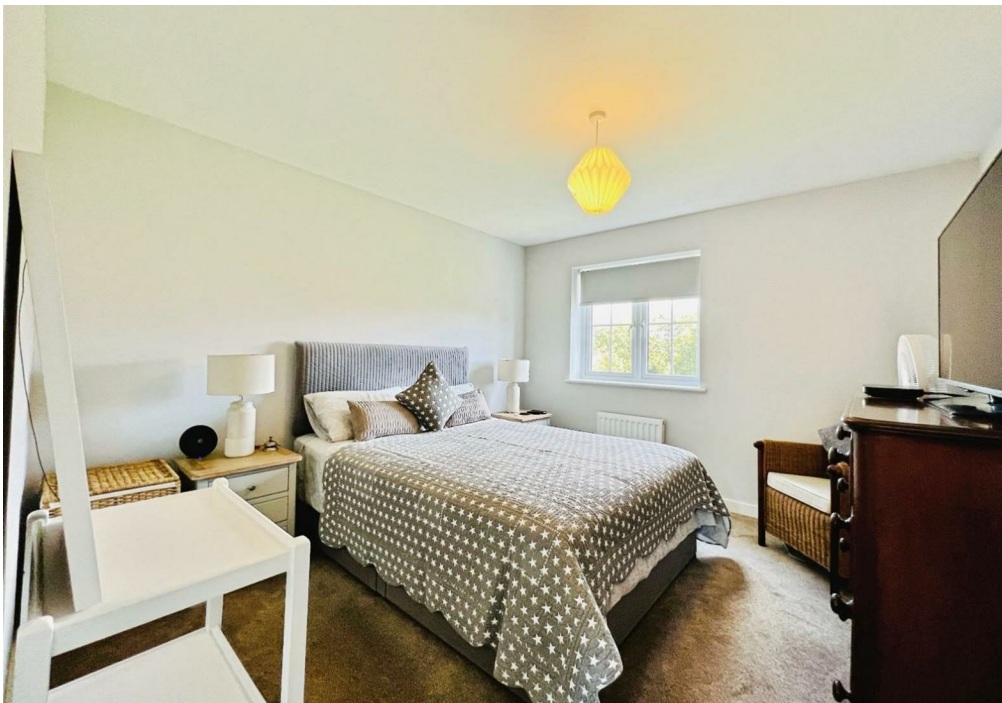
The property is within easy access to the village both St Michaels and its range of amenities, and the historic and picturesque tree-lined High Street of Tenterden. Tenterden offers comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants. This family home is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School with bus services available to the nearby boys and girls grammar's in Ashford.

Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).

Tenure – Freehold  
Community Service Charge Paid Half Yearly £215.00  
Council Tax Band – F  
EPC Rating - B  
Services – Mains Water, Sewerage, Gas and Electricity  
Heating – Gas Central Heating  
Broadband – Average Broadband Speed 8mb – 1000mb  
Mobile Phone Coverage – Poor to Good  
Flood Risk – Very Low





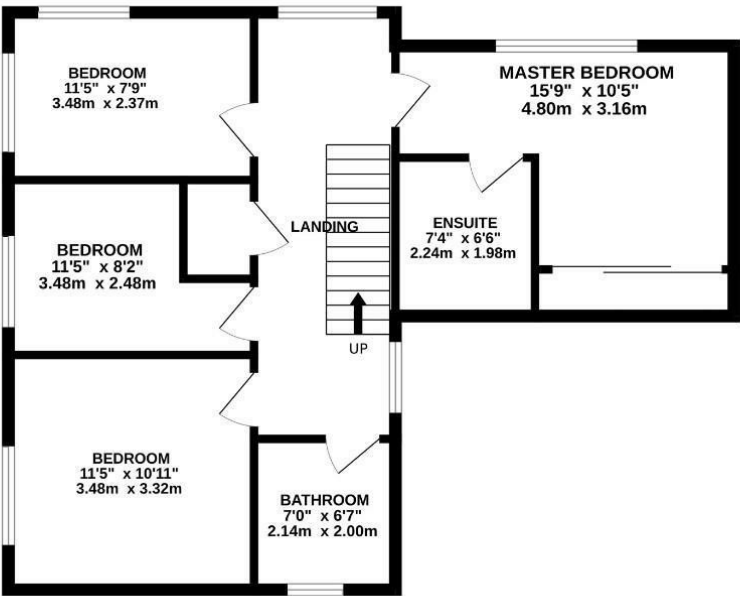
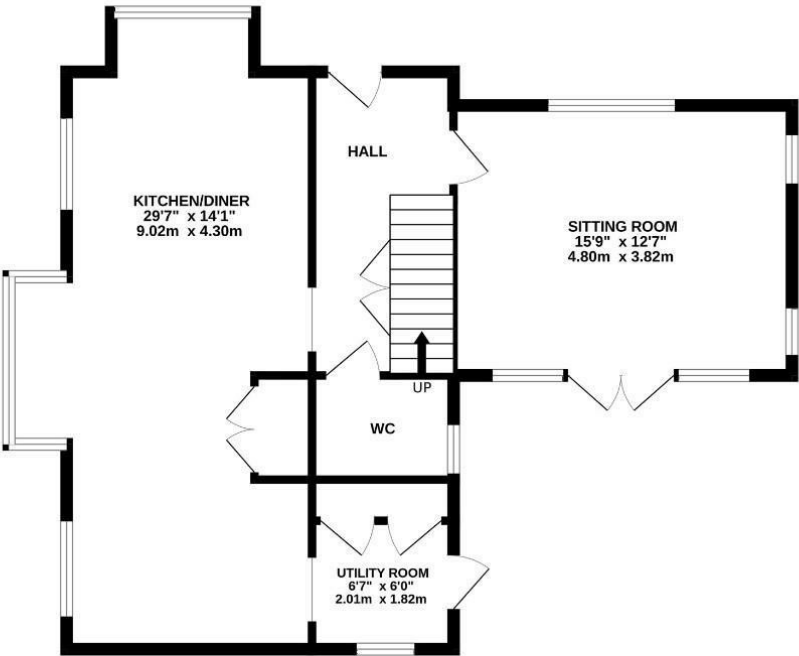




Tenure: Freehold  
Council Tax Band: F

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.

1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 sq.m.) approx.  
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
- COUNTRYSIDE VIEWS
- SPACIOUS KITCHEN/DINING ROOM WITH UTILITY
- EN-SUITE AND MASTER BATHROOM
- GARAGE AND DRIVEWAY
- GARDEN ROOM / HOME OFFICE
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS
- COUNCIL TAX BAND F - EPC RATING B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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