



High Street, Tenterden, TN30 6LB

Guide Price £585,000 - £600,000



GUIDE PRICE £585,000 - £600,000. Charming semi-detached Grade II Listed period cottage offering three double bedrooms and boasting a wealth of character features including a striking inglenook fireplace, exposed timbers, wide oak floorboards and latch doors, located in an enviable position offering convenient and level access to the picturesque High Street of Tenterden.

The accommodation is set over three floors and offers an entrance hall with doorway leading through to a generous sitting room with striking inglenook fireplace and window overlooking the pretty front garden. A further doorway leads into the bright kitchen/dining room with stairs to first floor and doorway out to the rear courtyard. The kitchen is fitted with a range of shaker style wall and base units with complementing wooden worksurfaces and ceramic butler sink, Rangemaster Oven, integrated dishwasher, fridge, freezer and washing machine/dryer. Positioned beneath the stairs is a useful cloakroom with WC and hand basin.

The first-floor landing leads to a modern, yet traditional shower room with attractive panelling, large walk-in shower cubicle which could be reverted back to accommodate a bath, pedestal hand basin and WC.

The landing leads to a double bedroom with window overlooking the rear of the property/courtyard garden, and master bedroom with polished timber floorboards, built-in wardrobes, and large window overlooking the pretty front garden. From the landing stairs lead up to a spacious third bedroom with Dormer windows and built in storage.

Externally to the rear is a secluded private courtyard with attractive brick paving and established flower beds. From the rear garden a gate leads to a private pathway which provides access to a Council owned carpark where permit parking is available at a cost.

To the front of the property, the pretty garden offers a long lawn bordered with a variety of mature trees and shrubs and a patio area ideal for enjoying the sun.

The property is enviably located just off the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants.

This wonderful home occupies a popular location just off the High Street and is ideally situated to enjoy the local amenities with ease. The property is within easy access to 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 to London St Pancras departs (a journey of approx. 37 minutes).

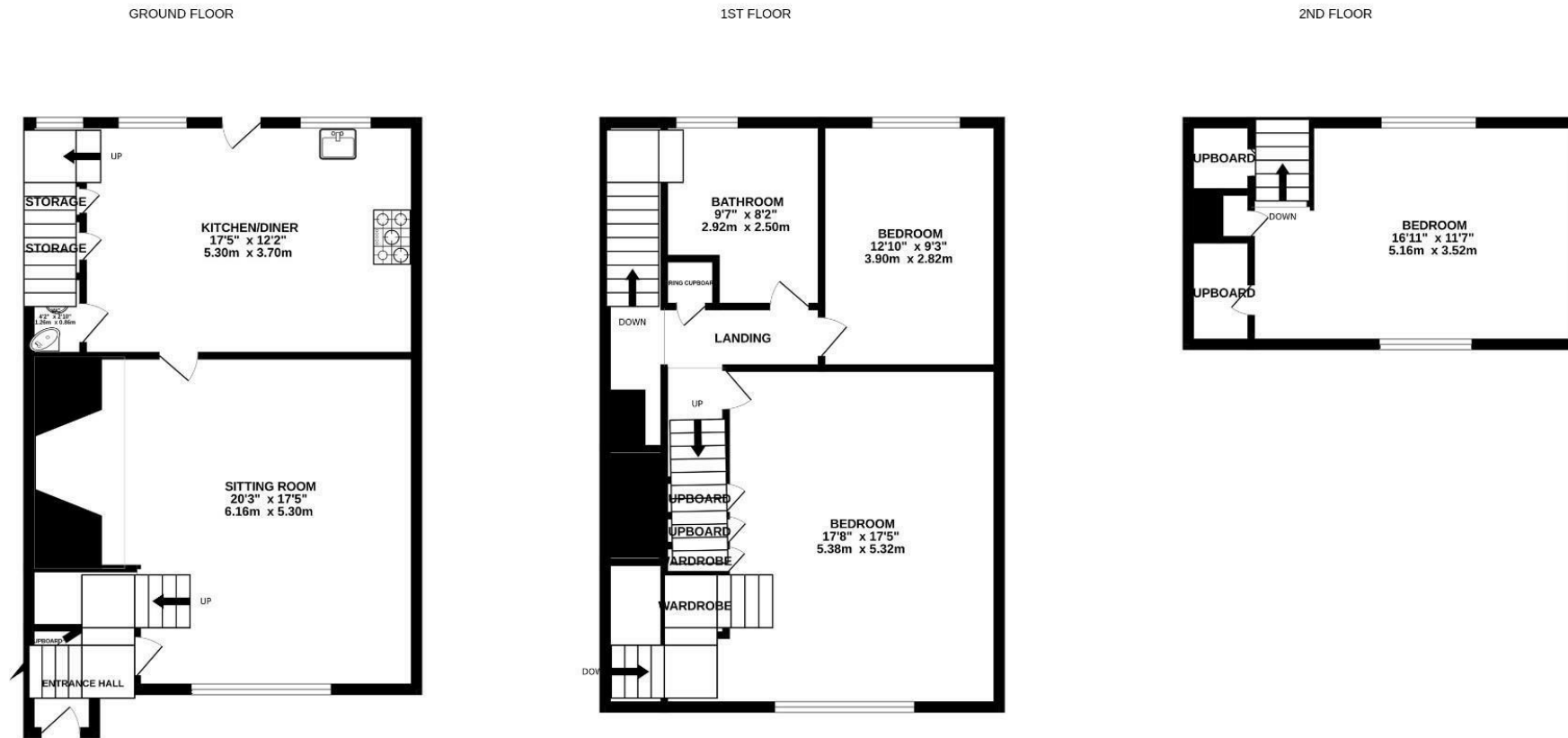
The property is also a short drive to the coast and the Eurotunnel terminal.

Tenure - Freehold
Services – Mains electricity, water & drainage and gas central heating.
Broadband – Average Broadband Speed 12mb – 1800mb
Mobile Phone Coverage – Okay – Good
Flood Risk – Very Low





Tenure: Freehold
Council Tax Band: E



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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- THREE BEDROOM SEMI DETACHED PERIOD COTTAGE
- GRADE II LISTED
- SECLUDED REAR COURTYARD AND PRETTY FRONT GARDEN
- ENVIABLE HIGH STREET POSITION
- PERMIT PARKING AVAILABLE NEARBY
- NO ONWARD CHAIN
- COUNCIL TAX BAND E
- EPC EXEMPT

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.