



# Orchard Corner, Smallhythe Road, Tenterden, TN30 7NE

## Asking Price £650,000



Deceptively spacious, extended three-bedroom colt bungalow boasting a striking kitchen with gable end window and dining area, garden room and three bedrooms including the master with en-suite, positioned on a 0.5 acre plot with countryside views on the outskirts of the popular town of Tenterden.

The beautifully presented accommodation offers entrance hall with doorways leading to a double aspect second bedroom and the bright master bedroom with dual views across the garden and beyond, dressing area and en-suite shower room. The inner hall with roof light tunnel leads to a further double bedroom and the family bathroom with suite comprising of a bath, separate shower cubicle, WC with concealed cistern and surface mounted basin with stylish oak effect vanity storage.

A further doorway leads to the generous sitting room with feature log burning stove and bi-fold doors offering views across the garden and fields beyond. French doors lead through to the striking kitchen with triangular gable end window which offers a range of attractive shaker style units with complementing stone worksurfaces and integrated appliances including a full height fridge, freezer, double oven, dishwasher and hob with extractor above. The co-ordinating kitchen island unit has been cleverly designed to be moved when required and there is ample space for a large dining table and a built-in cupboard offering further storage. From the kitchen a doorway leads through to the garden room with feature log burner, offering views over the garden and access to a utility cupboard and cloakroom with WC.

Externally the property is positioned on a plot of approximately 0.5 acres with attractive views over the countryside beyond. The well cared for and mature garden boasts an array of mature trees and shrubs with various terrace areas, large greenhouse and timber sheds.

To the front, the driveway provides off-road parking for several vehicles and leads to a large detached garage with pathway leading to the property.

The property is situated a short drive from the picturesque tree-lined High Street of Tenterden. The town offers comprehensive shopping including Waitrose, Tesco supermarkets and many pubs and restaurants. The home is ideally situated for a range of schools including Tenterden Infants and Junior schools and Homewood Secondary school and 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) and the high-speed service to London St Pancras (a journey of approx. 37 minutes). The property is also a short drive to the coast and Eurotunnel.

Tenure - Freehold

Services – Mains electricity, water and solar powered heating with infra-red heating panels. Excess electricity generated to the battery by the solar power system is fed back into the grid

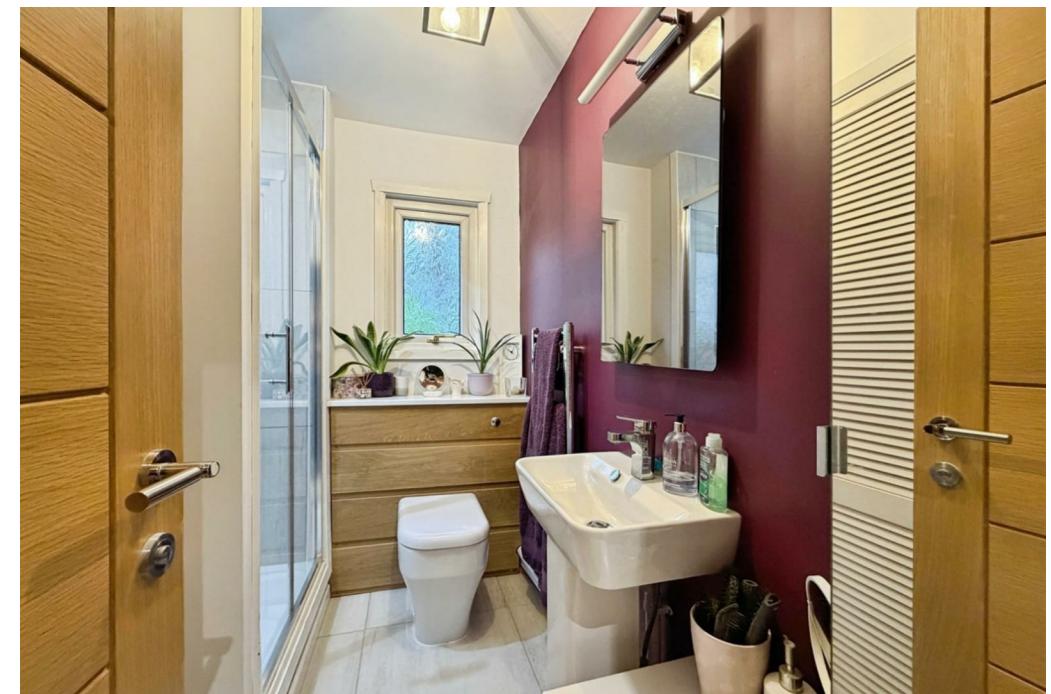
Private drainage

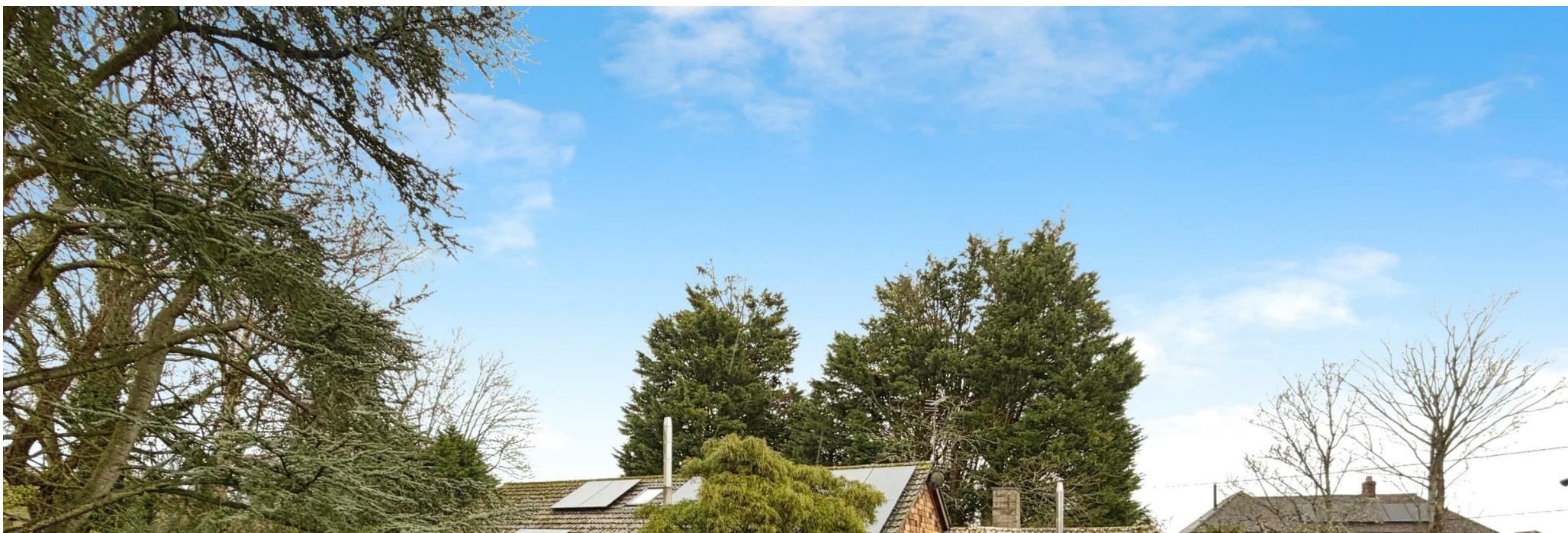
Broadband – Average Broadband Speed 68mbps – 900mbps

Mobile Phone Coverage – Okay – Good

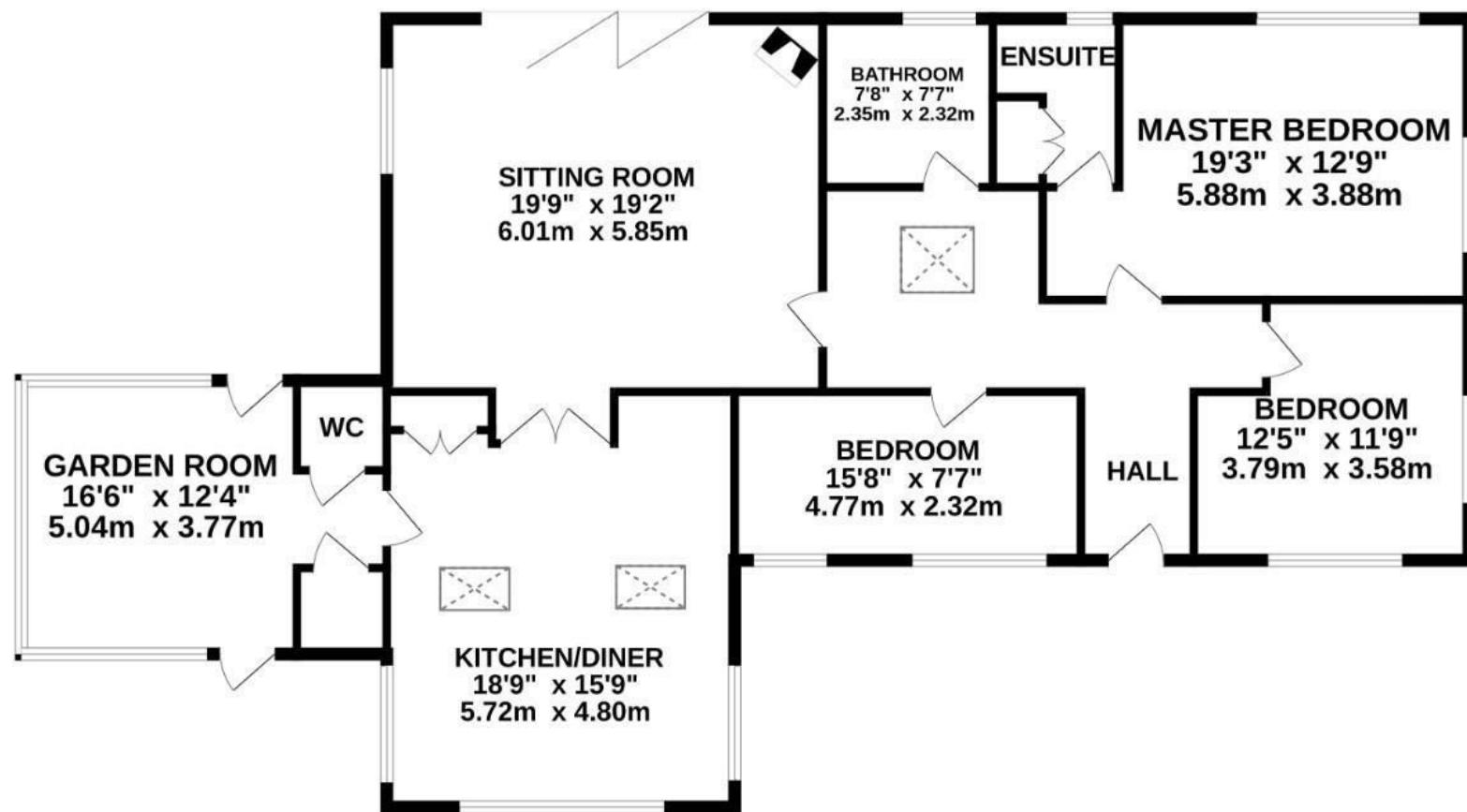
Flood Risk – Very Low

EPC Rating TBC





GROUND FLOOR  
1575 sq.ft. (146.3 sq.m.) approx.



Tenure: Freehold  
Council Tax Band: E

- DECEPTIVELY SPACIOUS EXTENDED THREE BEDROOM COLT BUNGALOW
- MASTER BEDROOM WITH EN-SUITE
- STRIKING KITCHEN WITH GABLE END WINDOW AND DINING AREA
- GARDEN ROOM WITH UTILITY CUPBOARD AND CLOAKROOM
- SITTING ROOM WITH BI-FOLD DOORS
- 0.5 ACRE PLOT WITH COUNTRYSIDE VIEWS
- DETACHED GARAGE AND DRIVEWAY
- COUNCIL TAX BAND E – 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 <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.

**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.