



## Putting Green Cottages Ashford Road, Tenterden Kent TN30 6HX

Luxury 3 Bedroom Mews House | Private Gated Golf Course Development | Over 55s Only  
Unfurnished | Set within a prestigious private gated golf course development in St. Michaels, this beautifully finished three-bedroom luxury mews cottage offers exceptional living exclusively for the over 55s. Overlooking the manicured fairways, the property enjoys far-reaching views, outstanding energy efficiency, and the rare benefit of full Golf & Health Club membership included within the rent for two tenants.

Finished to an impeccable standard throughout, the accommodation is thoughtfully arranged over two floors and designed for modern, energy-efficient living.

**£2,750 Per Month**



**Description**  
Accommodation

**Ground Floor**

- Spacious open-plan sitting / dining room / kitchen
- Contemporary fully fitted kitchen
- Double bedroom with built-in mirrored wardrobes
- Luxury shower room
- Underfloor heating throughout

**First Floor**

- Two generous double bedrooms with fitted mirrored wardrobes
- Stylish family bath/shower room
- Air conditioning
- Radiator heating

**Outside**

- Private terrace and landscaped garden overlooking the golf course
- Greenkeeper-maintained communal grounds
- Two allocated parking spaces
- Private EV charging point
- Fabulous uninterrupted golf course views

**Property Features**

- Private gated community (Over 55s)
- Approx. 1,399 sq ft of accommodation
- A Rated EPC
- Solar panel system generating approx. 7,000 kWh per annum
- Expected annual household electricity usage approx. 6,600 kWh (excluding EV charging)
- Air source heat pump
- Underfloor heating (ground floor) & radiators (first floor)
- First floor air conditioning
- Superfast full fibre broadband (FTTP) available
- Digital TV connectivity
- No service charges

**Membership Benefits Included (for two tenants)**

Full Golf & Health Club Membership is included in the rent, providing access to extensive leisure and wellness facilities.

**Health Club & Spa Facilities**

- Private members' gym
  - 6m x 3m hydrotherapy pool (37°C)
  - 17m salt infinity swimming pool (28°C)
  - Saline pools (no harsh chlorine vapour)
  - Unisex steam room & sauna
  - Private ladies-only relaxation area including jacuzzi, sauna & steam room
  - Aquarobics classes at selected times
  - Circuits, Yoga, Tai Chi & Pilates classes
  - Gym instructors always available
  - Personal training available
- Please note: Gym & spa facilities are available to those aged 21 years and over only.

**Technogym Biostrength Equipment**

The gym features advanced Technogym Biostrength technology, delivering intelligent, data-driven strength training. Resistance adapts in real time to your individual strength profile, optimising performance, recovery and measurable progress – suitable for beginners through to experienced athletes.

**Additional Member Privileges**

**Hotel & Dining**

- 10% discount on food & beverages in the hotel bar & restaurant
- 10% discount on hotel bedroom accommodation (off rack rate)
- 10% discount at the spa juice bar

**Spa**

- 10% discount on beauty treatments & therapies
- Notification of exclusive beauty treatment offers
- Seasonal discounts on spa passes for guests (21+ age restriction applies)

**Golf**

- 10% guest green fee discount
- 10% discount on golf lessons
- Seasonal guest golf pass discounts

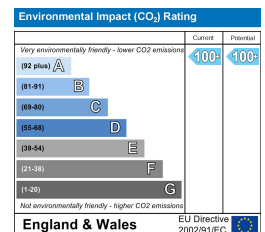
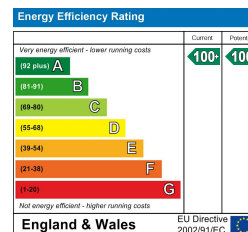
**The Lifestyle**

This exceptional home offers more than just luxury accommodation – it provides a secure, community-focused lifestyle within a stunning golf course setting. With energy-efficient design, cutting-edge heating systems, private outdoor space and premium leisure facilities included, this is a rare opportunity to enjoy refined, low-maintenance living in one of Tenterden's most desirable locations.

**Available Unfurnished**

Over 55s Development

Early viewing highly recommended.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.

A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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