



Jenkinson realestates

Grasshoppers Lower Street
Tilmanstone
Asking Price £499,950

Freehold

169 SQ. Metres (1819.10 SQ. Feet)

Council Tax: F

EPC Rating = D

Detached Home

Offering Four Bedrooms

Driveway and Garage

Landscaped Rear Garden

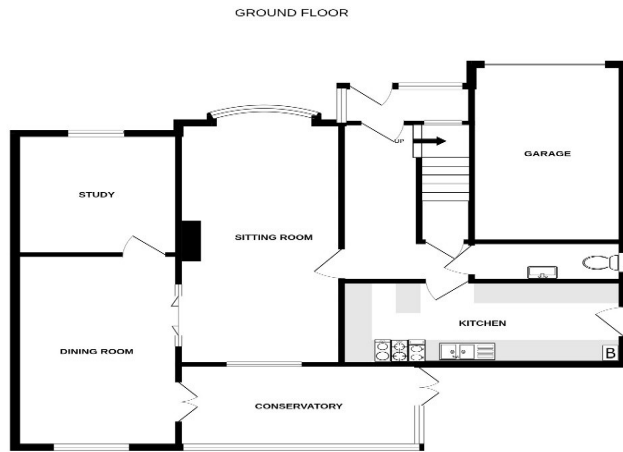
Popular Village Location

Ground Floor W.C.

Jenkinson Estates are pleased to bring to the market this detached home, located in the popular and sought after village location of Tilmanstone, a small village in Kent situated approximately 5 miles from Deal. This home offers spacious, versatile accommodation that really must be viewed. Accessed via an entrance hallway that opens into a spacious sitting room, there are double doors through the dining room, which in turns leads to a study and a conservatory. The ground floor continues with a kitchen / breakfast room and a separate W.C. The first floor continues to impress with four bedrooms, three doubles and the fourth a good size single. The family bathroom which offers a five piece suite. Externally the property has ample off road parking in the form paved driveway and a single garage, complete with an inspection pit. To rear the property benefits from a landscaped garden, which is divided into a couple of patio seating areas and a grass lawn with established flower beds. The property is double glazed throughout, has a gas fired central heating system and has cesspit drainage. A home situated in a charming village location that really must be viewed. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.



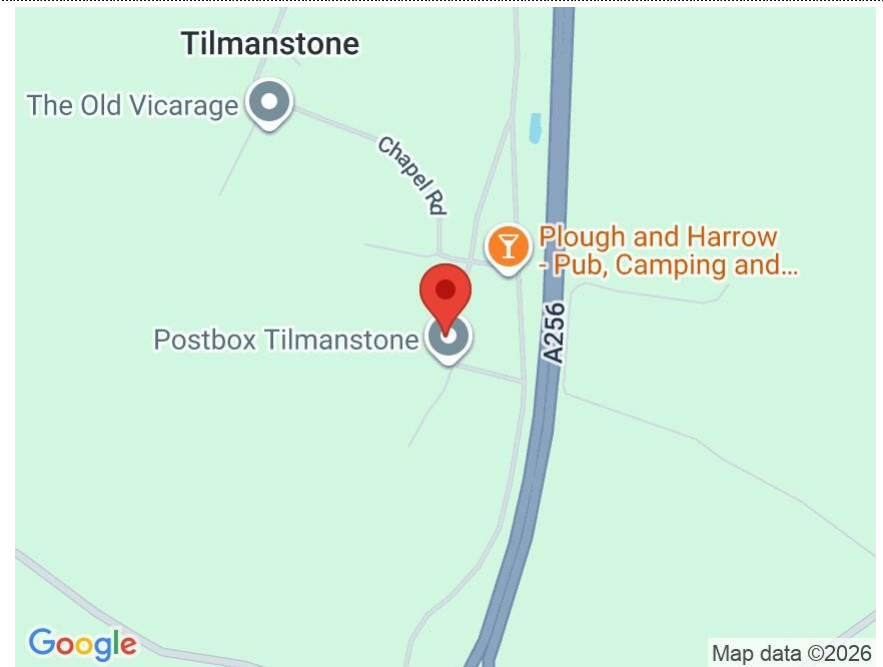




1ST FLOOR



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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Accommodation

Entrance Via;
Hallway

Sitting Room
24'1" x 11'10" (7.34m x 3.61m)

Dining Room
17'3" x 9'9" (5.26m x 2.97m)

Study
12'2" x 9'9" (3.71m x 2.97m)

Kitchen / Breakfast Room
15'6" x 8'1" (4.72m x 2.46m)

Conservatory
13'6" x 7'2" (4.11m x 2.18m)

W.C.
5'7" x 2'9" (1.70m x 0.84m)

First Floor Landing

Bedroom One
16'1" x 10'11" (4.90m x 3.33m)

Bedroom Two
11'9" x 11'5" (3.58m x 3.48m)

Bedroom Three
11'0" x 8'3" (3.35m x 2.51m)

Bedroom Four
9'9" x 8'2" (2.97m x 2.49m)

Bathroom
8'8" x 5'5" (2.64m x 1.65m)

Driveway and Garage
Rear Enclosed Garden

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

