



Shrubcote, Tenterden

Tenterden

Guide Price
£450,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

Ref: 1421481

This is a home that has been thoughtfully redesigned to combine style, practicality and everyday comfort.

From the moment you step inside it is clear this is not a standard renovation. Solid oak floors run throughout the ground floor, complemented by boiler-fed underfloor heating that keeps the space warm and comfortable all year round.

At the heart of the home is the kitchen and living space. Beautiful cabinetry sits alongside quartz worktops and natural limestone flooring, creating a room that feels both contemporary and timeless. A boiling water tap adds everyday convenience, while large doors open directly onto the garden, creating a seamless connection between inside and out.

A clever additional kitchen area works brilliantly as a fully equipped utility kitchen. It is ideal for hiding away appliances, keeping the main kitchen calm and uncluttered when entertaining or simply making everyday family life easier.

Outside, the garden has clearly been designed for living. A generous lawn sits between the house and a striking timber clad garden building, with a pergola covered seating area that is perfect for long summer evenings. Hot and cold outside taps are a thoughtful practical touch, whether that is washing muddy dogs, cleaning bikes or filling paddling pools for the kids.

The garden building itself is another standout feature. Currently used as a flexible space, it still retains two separate front doors, meaning it could easily be divided back into two individual rooms if required. Whether used as a home office, studio, gym or games room, it adds a huge amount of versatility to the property.

Upstairs, the quality continues with oak flooring running through two of the bedrooms and a beautifully finished bathroom with contemporary tiling and a freestanding bath.

Beyond the home itself, the location adds another layer to its appeal. Situated in the sought-after market town of Tenterden, often described as the "Jewel of the Weald", you have independent shops, cafes, pubs and excellent schools close by, while the surrounding Kent countryside offers miles of beautiful walks and scenery quite literally on your doorstep.

For those needing to commute, Ashford International is within easy reach, providing high-speed services to London St Pancras in around 37 minutes, making this an increasingly popular location for buyers seeking more space and a better pace of life without losing connectivity.

The result is a home that blends thoughtful design with genuine practicality, set in one of the most desirable corners of the Kent countryside.

Call me, text or What's App to book your viewing or for more information on 07512 681350 - this one really does need to be viewed to be fully appreciated!









CHRIS PAYNE
exp
Personal Estate Agent

Why not book to
view or call me
for an informal
chat?

Chris Payne
30 Springfield Avenue St Michaels Tenterden TN30 6NL

07512 681 350

chris.payne@exp.uk.com

<https://chrispayne.exp.uk.com/>

