



6 Collison Place, Tenterden, TN30 7BU

Guide Price £700,000 - £725,000



GUIDE PRICE £700,000 - £725,000. Deceptively spacious and recently refurbished four-bedroom detached family home, positioned on a popular cul-de-sac within walking distance from the picturesque tree lined Tenterden High Street.

The property boasts large windows throughout making the home light and bright, with generous room sizes offering the perfect space for entertaining and family gatherings. The accommodation comprises of entrance hall with stairs to first floor and storage beneath and a neutral tiled floor that continues through to a stylish and bright kitchen fitted with a range of shaker style wall and base units with co-ordinating central island and breakfast bar, range cooker, integrated dishwasher and wine fridge, and space for an American fridge-freezer. A large window overlooks the garden, and doorways lead out to the garden, to a useful cloakroom with WC, and another into the large integrated garage.

From the hall, further doorways lead to a generous light filled double aspect sitting room with window overlooking the front, sliding doors out to the rear garden, and a striking log burning stove, and a dining room with window overlooking the garden.

The first-floor accommodation offers a master bedroom with mirror fronted built-in wardrobes and a stylish en-suite with large walk-in shower, wall mounted basin with vanity storage beneath, WC and heated towel rail. Doorways lead to two further double bedrooms with built in storage, a single bedroom with window overlooking the front, and a stunning family bathroom with suite comprising of a free-standing bath with shower above, wall mounted basin with vanity storage beneath, WC and heated towel rail.

Externally, the sunny rear garden is mainly laid to lawn with hedged and fenced boundaries, paved patio areas and a timber shed. The front garden offers a lawn area with established hedges and trees and driveway providing off-road parking for four vehicles.

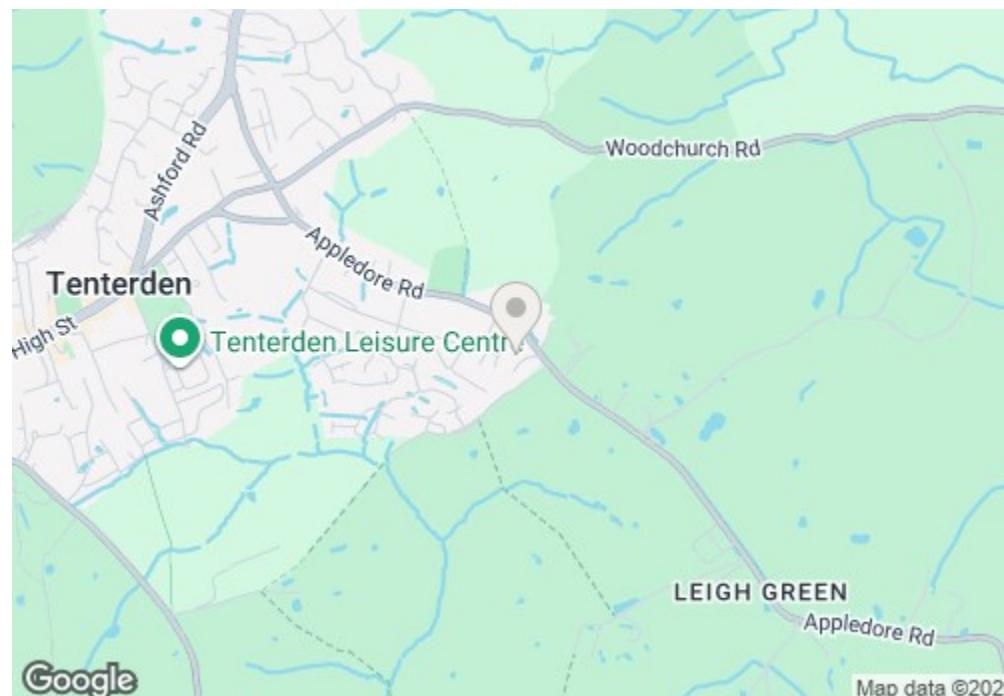
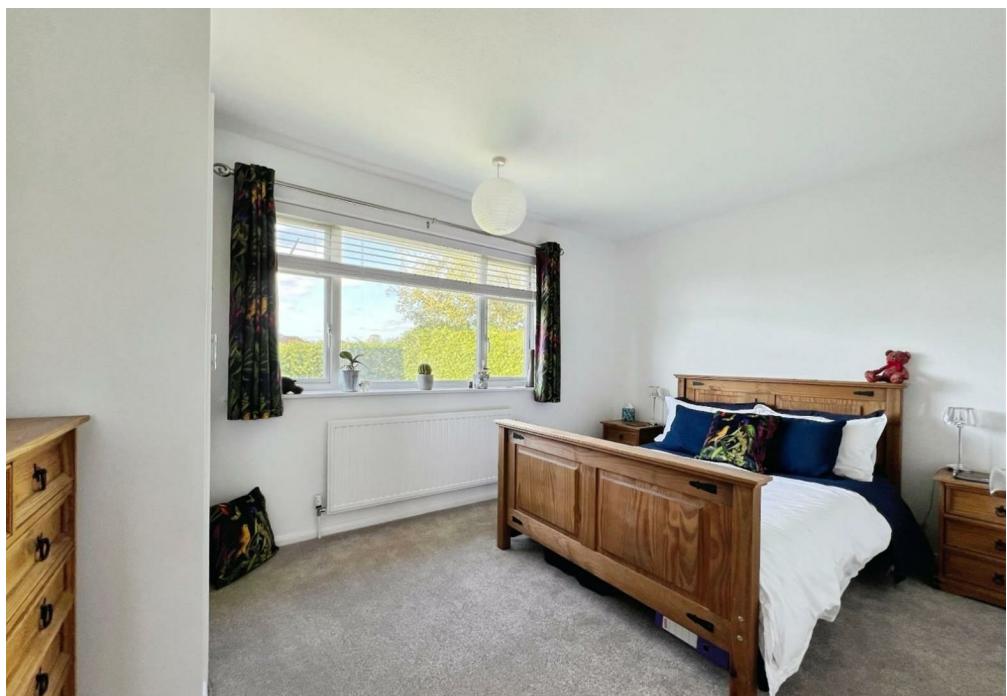
The popular town of Tenterden offers comprehensive shopping, including Waitrose and Tesco supermarkets, and many pubs and restaurants. The property is within easy access of two popular golf courses, Tenterden Golf Course, and London Beach Golf Club with saltwater spa.

Mainline train services to London can be accessed from Headcorn (about 8 miles), or Ashford International (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes). The property is also within a 20-minute drive to the coast and 30 minutes' drive to Euro Tunnel.

There are a range of local schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.

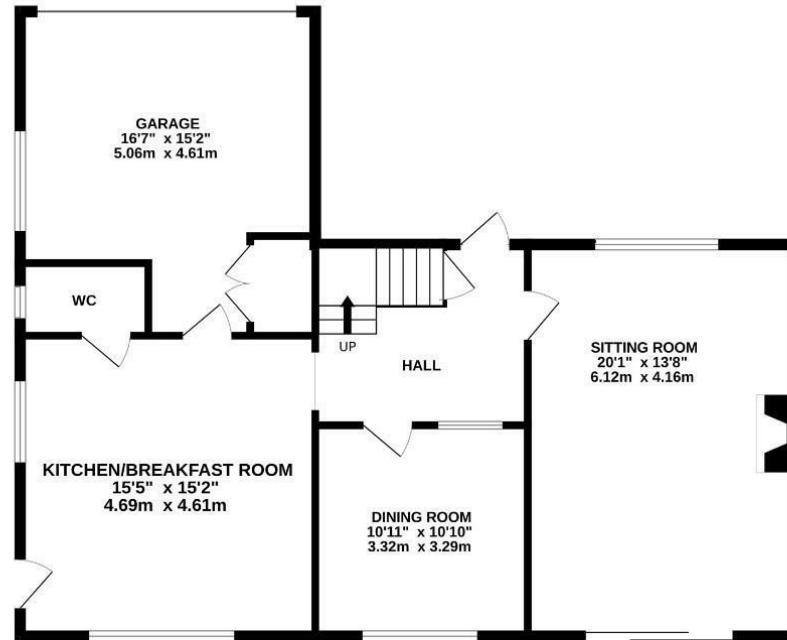
Tenure - Freehold
Services – Mains Water, Sewerage, Electricity and Gas Central Heating
Broadband – Average Broadband Speed – 75 Mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low



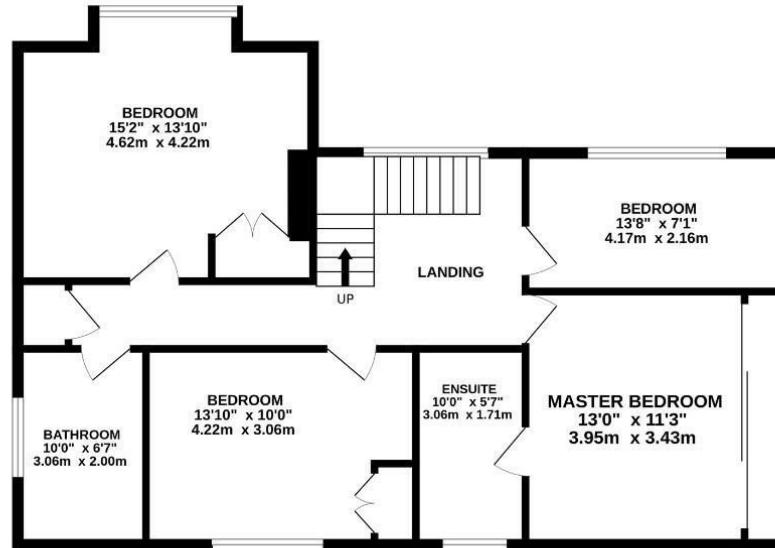


Tenure: Freehold
Council Tax Band: F

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
888 sq.ft. (82.5 sq.m.) approx.



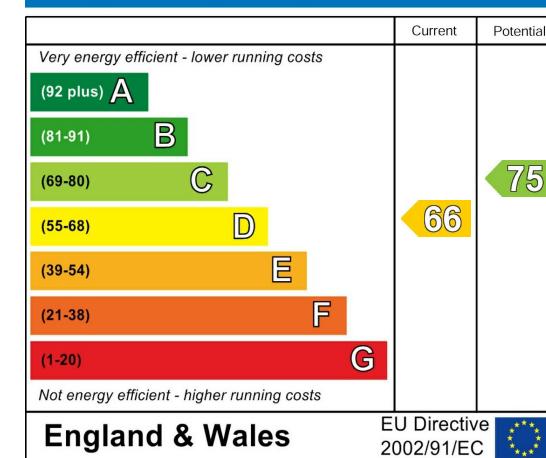
TOTAL FLOOR AREA : 1859 sq.ft. (172.7 sq.m.) approx.

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.

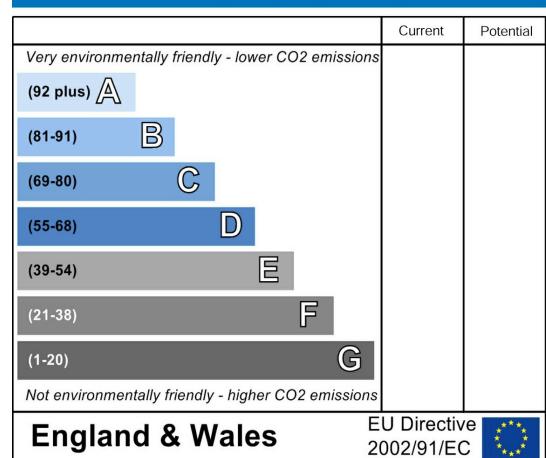
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- SPACIOUS DETACHED FAMILY HOME
- RECENTLY REFURBISHED THROUGHOUT
- FOUR BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- DOUBLE GARAGE AND DRIVEWAY
- POPULAR CUL-DE-SAC LOCATION
- WALKING DISTANCE TO HIGH STREET
- COUNCIL TAX BAND F
- EPC RATING D

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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.

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