



**Orchard Road, St. Michaels, Tenterden, TN30 6ED**  
Tenterden

Offers in the Region of  
**£750,000**



**Bedrooms: 4 | Bathrooms: 1 | Receptions: 2**

Property Ref: 1262681

Right at the top of a private driveway, Cherry Orchard is a home most people will never even realise is there. And that's exactly why it works.

With only a handful of neighbouring properties, this is a home that genuinely delivers peace, privacy and breathing space. No passing traffic. No overlooking. Just a sense of calm the moment you arrive.

There's generous parking at the front, perfect for family life, visitors, or both. Step inside and the home immediately feels well balanced and surprisingly spacious. The kitchen is a proper, usable room, not a showpiece you're scared to cook in. Plenty of storage, space for a table, and a separate utility room to keep everyday mess tucked away.

The parquet flooring in the hallway adds warmth and character and leads through to a generous reception hall and a large lounge diner. This is where the home really connects with the garden. South-facing, private and established, the outlook is lovely all year round. There's clear potential here too, bi-fold doors would completely transform the space for summer living, while the fireplace makes it just as appealing on winter evenings.

The home offers four well-proportioned bedrooms, including excellent built-in storage. There's also a shower room, perfectly functional now, with obvious scope to modernise if you want to put your own stamp on things.

Outside, the garden is a real asset. Private, mature and full of potential, with a greenhouse, shed and a substantial workshop. Ideal for keen gardeners, creatives, or anyone who wants space to escape, build or tinker.

Cherry Orchard isn't trying to be something it's not. This isn't about flashy finishes or trend-led design. It's about location, privacy, lifestyle and potential. And homes like this, tucked away and quietly special, don't come up very often.

If you're looking for somewhere that feels a bit different, a bit more considered, and a lot more peaceful, Cherry Orchard deserves a closer look.

### **Life in St Michael's, Tenterden**

Cherry Orchard sits in St Michael's, one of those villages that quietly gets it right. Close enough to everything you need, but far enough away to feel calm, settled and genuinely local.

The village itself has everyday essentials covered, including a well-regarded primary school, village shop, pub and green spaces, all giving St Michael's a proper community feel without feeling busy or built up.

Just a short drive/walk away is Tenterden, a town known for its independent shops, cafés, restaurants and strong sense of character. Whether it's a coffee on the High Street, a Saturday market wander or dinner out without needing to book weeks in advance, Tenterden offers convenience without losing its charm.















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

07512681 350

[chris.payne@exp.uk.com](mailto:chris.payne@exp.uk.com)

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





**Floor 0** Building 1



**Floor 0** Office / Out-building



**Approximate total area<sup>(1)</sup>**  
2477 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are