



28 Henley Meadows, St. Michaels, Tenterden, TN30 6EN

Guide Price £600,000 - £650,000



GUIDE PRICE £600,000 - £650,000. Beautifully presented five bedroom, two bathroom detached family home featuring a stunning bright and modern open plan kitchen/dining/family room with bi-fold doors out to the rear garden, three further reception rooms, off road parking and garage with integral office, situated in a popular residential area within easy access to local primary and secondary schools and the tree lined High Street of Tenterden.

The accommodation offers entrance hall with stairs to first floor and storage beneath with doorways leading to a useful cloakroom with WC, a study overlooking the front and double doors leading through to a generous sitting room, open onto a dining room with underfloor heating that further extends into the stunning open plan kitchen/dining/family room with three large Velux windows and bi-fold doors offering access out to the rear garden.

The modern kitchen is fitted with a range of shaker style units, breakfast bar peninsular and integrated appliances including dishwasher, dual ovens and induction hob with extractor above. There is access into a utility room with door leading out to a side pathway and a further doorway leads back to the entrance hall.

The first floor offers a master bedroom with fitted wardrobes and a modern en-suite with large walk-in shower, basin with vanity beneath, WC with concealed cistern and heated towel rail. There are three further double bedrooms, a good size single bedroom and a family bathroom with suite comprising of bath with shower above, vanity storage with mounted basin and WC with concealed cistern and a heated towel rail.

The private rear garden features a split-level lawn, various decked areas ideal for entertaining and a versatile garden room with WC and storage cupboard. A doorway leads into the rear of the garage which features an internal room currently used as an office, but offering flexible usage. To the front of the property is a generous driveway with EV charging point providing off-road parking, leading to the attached garage with integral office.

The property is positioned in a quiet cul-de-sac on a popular residential area within easy reach of both St. Micheals village and Tenterden High Street. The town offers comprehensive shopping including Waitress and Tesco supermarkets and many pubs and restaurants.

The property is ideally located for a range of schools including St Michaels Primary School, Tenterden Infants and Junior schools and Homewood Secondary school. 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 Eurotunnel.

Tenure - Freehold

Services – Mains electricity, water, drainage and gas central heating.

Broadband – Available Broadband Speed 1000mbps

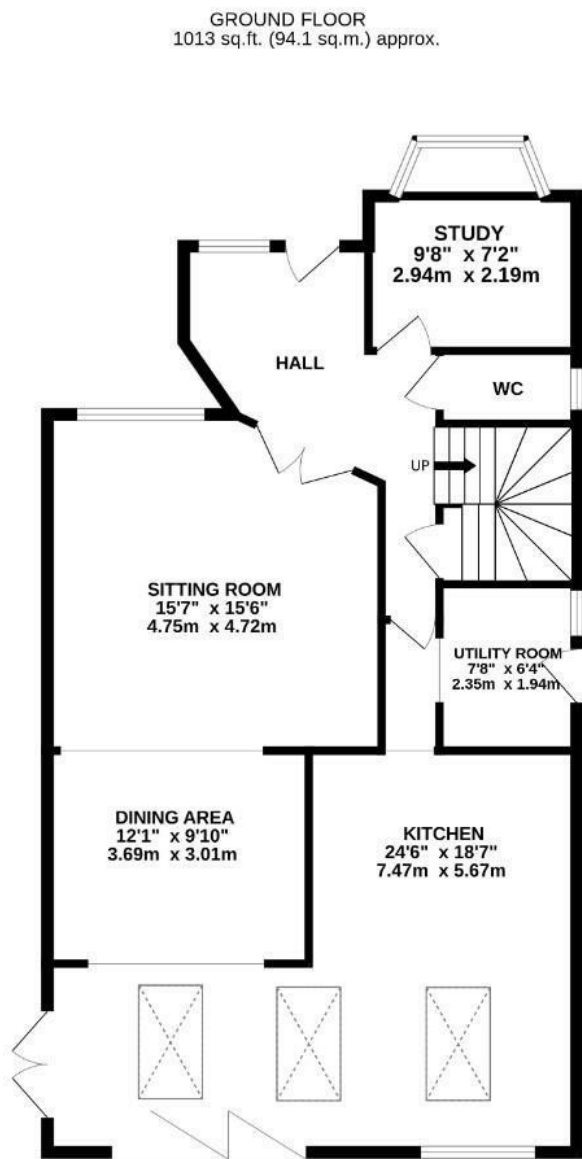
Mobile Phone Coverage – Okay – Good

Flood Risk – Very Low





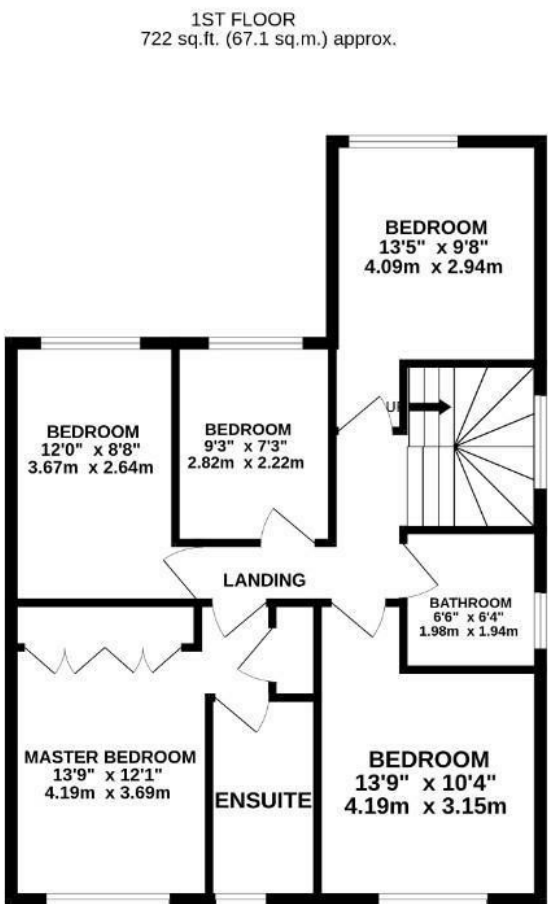
Tenure: Freehold
Council Tax Band: F



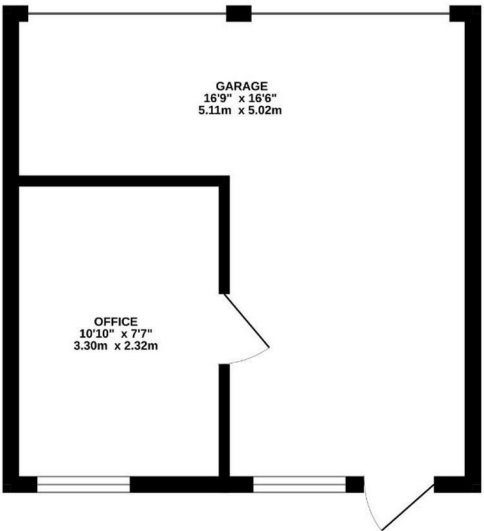
TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

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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GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.

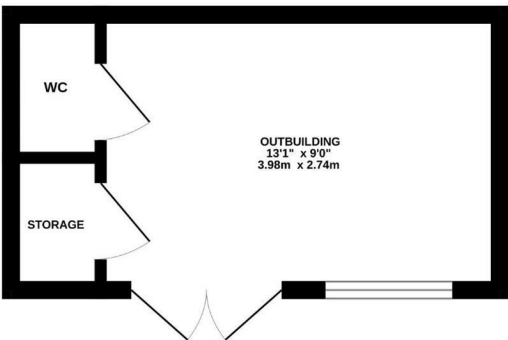


TOTAL FLOOR AREA: 176 sq.ft. (25.7 sq.m.) approx.

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GROUND FLOOR
144 sq.ft. (13.4 sq.m.) approx.



TOTAL FLOOR AREA: 144 sq.ft. (13.4 sq.m.) approx.

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- EXTENDED DETACHED FAMILY HOME
- FIVE BEDROOMS
- STUNNING OPEN PLAN KITCHEN/BREAKFAST/FAMILY ROOM
- UTILITY ROOM
- PRIVATE REAR GARDEN AND GARDEN ROOM WITH WC
- GARAGE WITH OFFICE SPACE AND DRIVEWAY
- POPULAR VILLAGE LOCATION
- EPC RATING TBC
- COUNCIL TAX BAND F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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