



OVER 60?

Secure this property
for up to **59% less!**

Guide Price

£725,000

Freehold

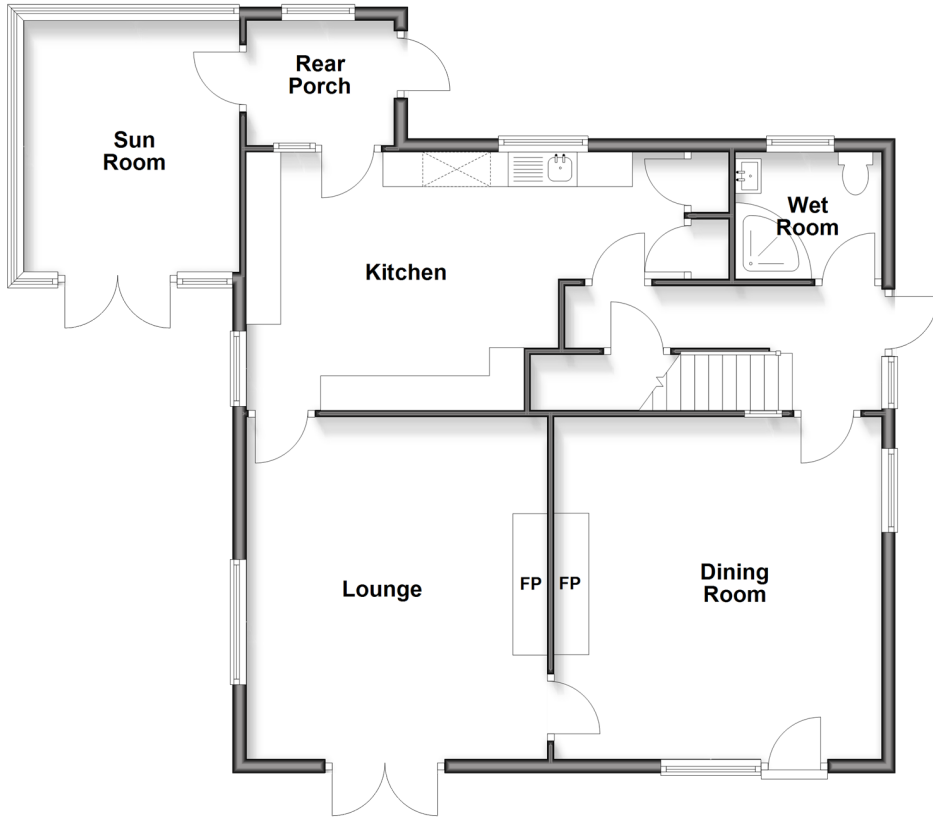
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**Smallhythe Road,
Tenterden, Kent, TN30**

Wards
Helping you move forwards

Ground Floor

Approx. 96.6 sq. metres (1039.3 sq. feet)



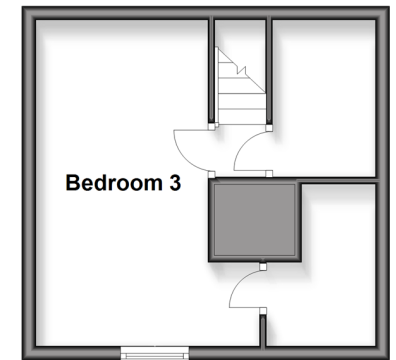
Split Level First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.9 sq. feet)



Accommodation

GROUND FLOOR

Hall
 Wet Room: 6'11 x 6'2 (2.11m x 1.88m)
 Dining Room: 15'10 x 14'4 (4.83m x 4.37m)
 Lounge: 15'7 x 14'7 (4.75m x 4.45m)
 Kitchen: 22'0 x 12'6 (6.71m x 3.81m)
 Rear Porch: 7'9 x 7'2 (2.36m x 2.19m)
 Sun Room

FIRST FLOOR

Landing
 Bedroom 1: 15'5 x 13'10 (4.70m x 4.22m)
 Bedroom 4: 12'4 x 7'6 (3.76m x 2.29m)
 Bathroom: 15'11 x 10'7 (4.85m x 3.23m)
 Bedroom 2: 15'7 x 10'9 (4.75m x 3.28m)

SECOND FLOOR

Landing
 Bedroom 3: 16'3 x 10'0 (4.96m x 3.05m)

OUTSIDE

Off Road Parking
 Wrap Around Gardens
 Out Buildings



Main features

- **Fantastic 4 bedroom unlisted period farmhouse**
- **Stunning surrounding gardens/land measuring 2.15 acres**
- **Secluded rural location off the beaten track**
- **Huge potential to update/improve**
- **Close to Tenterden and Wittersham**



Nearest Schools

Primary Schools: Wittersham Primary 3.4 miles, Tenterden Junior School 3.6 miles, Peasmarsh C of E Primary 4.7 miles, Secondary & Further Education Schools: Homewood School and Sixth Form Centre 4.2 miles, High Weald Academy 8.1 miles, Rye College 8.6 miles,



Transport Information

Train Stations: Appledore 9.1 miles, Headcorn 9.2 miles, Ham Street 11. miles



Address

Smallhythe Road, Tenterden, Kent, TN30



Directions

For directions to this property please contact us.



Call Tenterden Branch 01580 766002 ■ wardsofkent.co.uk



- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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