

VALE & MARSH

Putting Green Cottages Ashford Road, Tenterden Kent TN30 6HX

PASSIVE HOUSE - NO EXPENSIVE OIL OR GAS, STATE OF THE ART SOLAR POWER AND ALMOST NO ELECTRICTY BILLS - THIS CANNOT BE UNDERESTIMATED - SAVINGS OF approx £3000 per annum

Luxury 3 Bedroom Mews House | Passive House | Golf Course Views | Over 55s

A truly exceptional, energy-efficient home within a prestigious private gated golf course development, Tenants receive 10% discount on full Golf & Health Club membership when joining.

This beautifully finished three-bedroom mews house offers approximately 1,399 sq ft of luxurious and highly versatile accommodation, overlooking the manicured fairways of the golf course at London Beach.

What really sets this property apart is its exceptional energy efficiency. Designed and built to Passive House principles, the property combines an air source heat pump, solar PV panels, excellent insulation and highly efficient heating systems to deliver remarkably low running costs. The solar installation generates approximately 7,000 kWh per annum — more than the property's anticipated annual household electricity consumption of approximately 6,600 kWh (excluding EV charging), meaning the property can potentially export surplus electricity back to the grid.

£2,500 Per Month







Description
The accommodation is also exceptionally flexible. Although currently arranged as a three-bedroom home, each bedroom is a genuine multi-purpose space, making the property equally suited to those looking for additional reception space, a home office or study, hobby room, gym, studio or guest accommodation. The flexibility allows the house to adapt easily to changing lifestyle requirements.



Accommodation:

Ground Floor
• Impressive open-plan sitting, dining and kitchen space
• Contemporary fully fitted kitchen
• Generous double bedroom with fitted mirrored wardrobes
• Luxury shower room
• Underfloor heating throughout

First Floor
• Two further generous double bedrooms with fitted mirrored wardrobes
• Stylish family bathroom/shower room
• Air conditioning
• Radiator heating

The bedrooms could readily be configured as guest suites, additional reception rooms, studies, home offices, gyms or hobby spaces, offering considerably more flexibility than a conventional three-bedroom property.



Outside
• Private terrace and landscaped garden
• Wonderful uninterrupted views across the golf course
• Beautifully maintained communal grounds
• Two allocated parking spaces
• Private EV charging point
• Secure gated development

Exceptional Energy Efficiency
• Passive House / highly energy-efficient design
• A-rated EPC
• Solar PV system generating approximately 7,000 kWh per annum
• Anticipated household electricity consumption of approximately 6,600 kWh per annum, excluding EV charging
• Potential to export surplus solar energy back to the grid
• Air source heat pump
• Underfloor heating to the ground floor
• Radiator heating to the first floor
• First-floor air conditioning
• No service charges

In practical terms, this is a home designed to keep energy consumption and running costs exceptionally low, while generating a significant proportion — and potentially more than the annual requirement — of its own electricity.
10% discount on Full Golf & Health Club Membership offered to all Tenants.



For up to 2 tenants in residence, the rent includes 20% discount offered to all Tenants on Golf & Health Club membership, providing an exceptional range of leisure, fitness and wellness facilities.
Health Club & Spa
• Private members' gym
• 6m x 3m hydrotherapy pool
• 17m saltwater infinity pool
• Steam room and sauna
• Ladies-only relaxation area with jacuzzi, sauna and steam room
• Aquarobics
• Yoga, Pilates, Tai Chi and circuit classes
• Gym instructors available
• Personal training available

The gym also features Technogym Biostrength equipment, providing intelligent, data-driven strength training with resistance adapted to the individual.

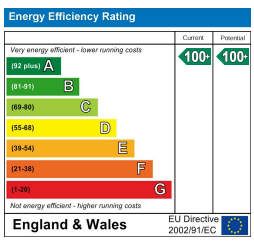


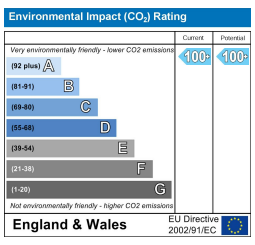
Additional Member Benefits
• 10% discount on hotel food and beverages
• 10% discount on hotel accommodation
• 10% discount at the spa juice bar
• 10% discount on beauty treatments and therapies
• Seasonal spa pass offers for guests
• 10% discount on guest golf green fees
• 10% discount on golf lessons
• Seasonal guest golf pass discounts

The Lifestyle
This is far more than a luxury rental property. It offers a secure, low-maintenance and highly energy-efficient lifestyle within a prestigious private gated golf course setting, with exceptional leisure and wellness facilities on the doorstep.
With its Passive House credentials, solar power generation, EV charging, flexible multi-purpose rooms, private garden and outstanding golf course views, this is a rare opportunity to combine luxury living with genuinely sustainable, low-cost energy use.

Over 55s development | Available unfurnished | Full Golf & Health Club membership for 2 tenants in residence

Early viewing is highly recommended.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only.
A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale.
If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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