



‘Our Focus Determines Your Reality’



Three Fields Road
Tenterden
Kent
TN30 7AQ



Entrance Hall * Sitting Room * Kitchen/Dining Room
Utility Room * Cloakroom

Principal Bedroom with Ensuite * Three Further Double Bedrooms
Family Bathroom

Stunning Established Garden * Sunroom
Carport * Driveway Parking



ELEGANT EDGE OF TOWN FAMILY HOME

This elegant family home was built in 2018 and offers well-proportioned rooms completed to a high specification and is complemented by a stunning, established garden. The property is conveniently located in an edge of town setting within walking distance of the local amenities available in the sought after tree-lined high street of Tenterden but also enjoys many countryside walks on the doorstep.

The accommodation consists of an entrance hall, a triple aspect sitting room with doors to the garden, a double aspect kitchen/dining room, a utility room with door to outside and a cloakroom on the ground floor. The detached sunroom is accessed from the paved terrace and positioned to enjoy the stunning garden.

On the first floor there is a principal bedroom with ensuite shower room, three further double bedrooms and a family bathroom.

Outside a wrought iron gate opens in a wrought iron fence bordering the paved front garden. A brick laid driveway provides off-road parking and leads to the carport. The enclosed stunning garden to the rear is partially walled, laid to lawn with paved terracing and flower and shrub beds.



TENTERDEN

Tenterden is a picturesque, Cinque Ports town with a tree-lined high street offering a comprehensive range of shops, including Waitrose and Tesco Supermarkets, cafés, bars, pubs, and restaurants.

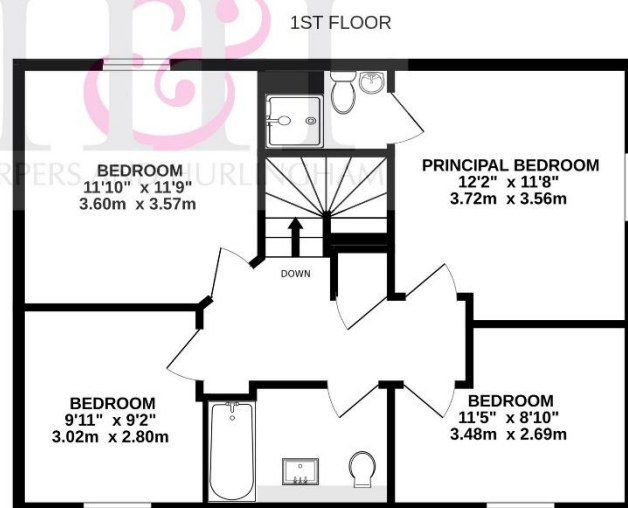
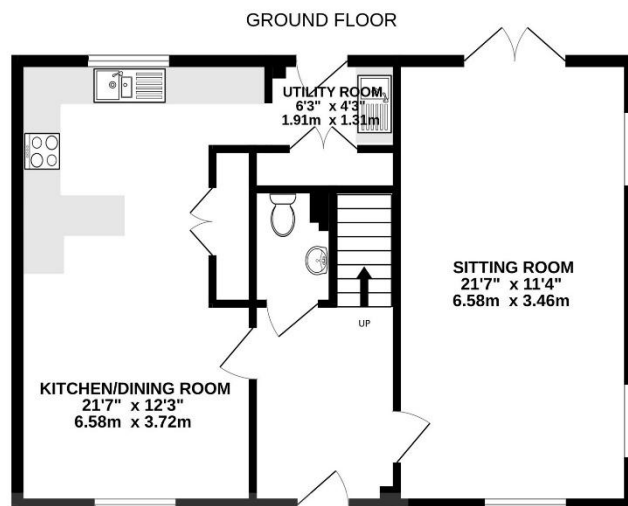
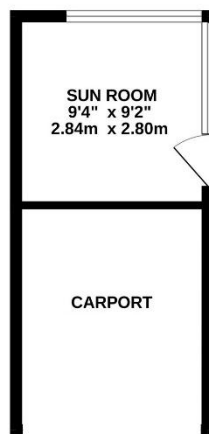
Locally there are several sporting facilities, including a leisure centre and several golf courses.

SCHOOLS AND CONNECTIONS

There is a variety of well-regarded schools in the area for children of all ages, from girls' and boys' grammar schools in Ashford to a number of private schools including Cranbrook, Dulwich, Bethany, Marlborough House, St. Ronan's, and Benenden.

Mainline rail services to London Charing Cross, London Bridge, Cannon Street, Victoria, and St Pancras International are available from Headcorn and Ashford, which also has its own international station.





TOTAL APPROXIMATE INTERNAL FLOOR AREA INCLUDING SUN ROOM 1,418.75SQ.FT. (131.8SQ.M.)
(no guarantee is given to the square footage of the property; the figure shown is for initial guidance)
(not to scale - for layout purposes only)
(please note that the fixtures and fittings are not necessarily included in the sale)
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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SERVICES

All mains utilities connected. Gas fired central heating.

The property benefits from the remainder of the new build warranty supplied at completion.

Ashford Borough Council - Council Tax Band F

EPC Rating: B

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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