



## 2 Mulberry Gardens, Tenterden, TN30 6LH

Asking Price £1,000,000



**NO ONWARD CHAIN** – Spacious detached home positioned on an exclusive gated development of four properties, boasting four double bedrooms, three bathrooms, three reception rooms, double garage and driveway, located just a short walk from the picturesque tree-lined High Street of Tenterden.

The accommodation offers entrance porch leading to an inner hall with gas fired underfloor heating which continues through out the ground floor, stairs to first floor with storage beneath and doorways leading to a useful cloakroom with WC, study and dining room with glazed French doors leading to the sitting room with feature wall mounted electric fire and French doors out to rear garden.

The hall also leads through to a bright kitchen/breakfast room fitted with a range of modern gloss finished wall and base units with black stone worksurfaces and co-ordinating island, integrated fridge freezer, microwave, dishwasher, double oven, gas hob and extractor above. The dining area features ample room for a breakfast table with French doors leading out to the rear garden.

The first floor offers four double bedrooms, all with high-quality built-in storage, two en-suite shower rooms and the family bathroom.

The property also benefits from a central vacuum system with the main unit housed in the garage and multiple hose inlets throughout the property.

Externally, the landscaped private rear garden is laid to lawn with an attractive brick path border, mature planted beds and a generous paved patio area ideal for entertaining. A gate leads out to the front garden and further landscaped beds, double garage and driveway providing off-road parking for two vehicles.

This spacious home is ideally situated within easy reach of Tenterden High Street which 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 – Full fibre available  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low

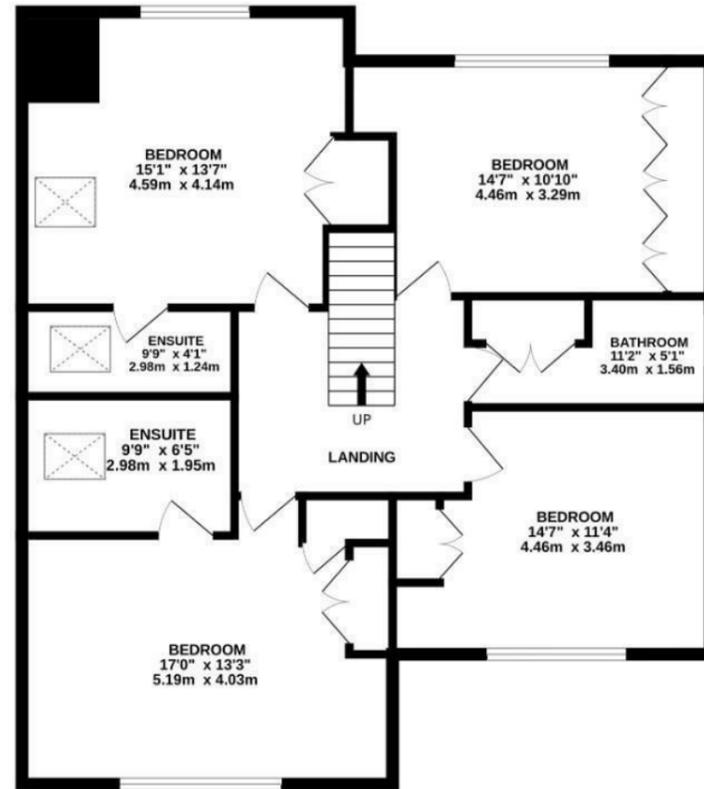
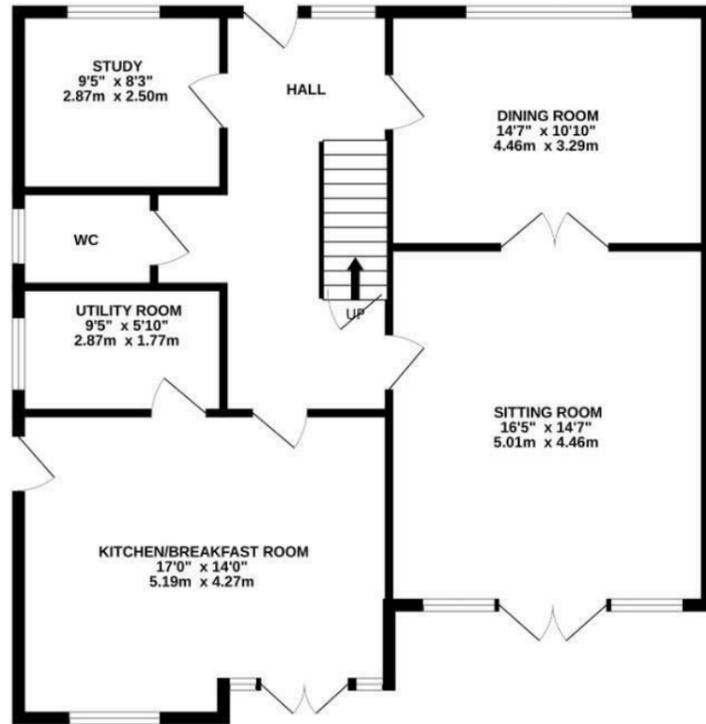




Tenure: Freehold  
Council Tax Band: G

GROUND FLOOR  
939 sq.ft. (87.3 sq.m.) approx.

1ST FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 1925 sq.ft. (178.8 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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- SPACIOUS DETACHED HOME SET ON AN EXCLUSIVE GATED DEVELOPMENT
- SHORT WALK TO TENTERDEN HIGH STREET
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES AND FAMILY BATHROOM
- THREE RECEPTION ROOMS
- DOUBLE GARAGE AND DRIVEWAY PARKING
- PRIVATE GARDEN
- EPC RATING TBC
- COUNCIL TAX BAND G
- NO ONWARD CHAIN

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.