





# 5 Wrights Close, Tenterden, TN30 6QN

Asking Price £400,000



NO ONWARD CHAIN. Deceptively spacious three-bedroom detached home in an enviable position with views over the church, located just a few minutes' walk from the picturesque tree lined Tenterden High Street.

The accommodation comprises of entrance hall with generous under stairs cupboard and doorways leading to a cloakroom with WC, dining room, sitting room with French doors out to rear garden, and a spacious kitchen fitted with a range of wall and base units with a washing machine, dishwasher and integrated undercounter oven with electric hob and extractor above. The kitchen is also open onto a further reception room with French doors out to the rear garden, ideal as a dining area but equally offering flexible use.

The first-floor accommodation offers a master bedroom with fitted wardrobes and window overlooking the rear garden, a second good sized double bedroom with cupboard housing the boiler, a third bedroom overlooking the rear garden and the family bathroom.

Externally, the rear garden is a particular feature of the home and is mainly laid to lawn with a patio area and well stocked borders of mature shrubs.

The property is conveniently located a short walk from the popular town of Tenterden which offers comprehensive shopping, including Waitrose and Tesco supermarkets, and many pubs and restaurants. 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 Euro Tunnel. There are a range of local schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.

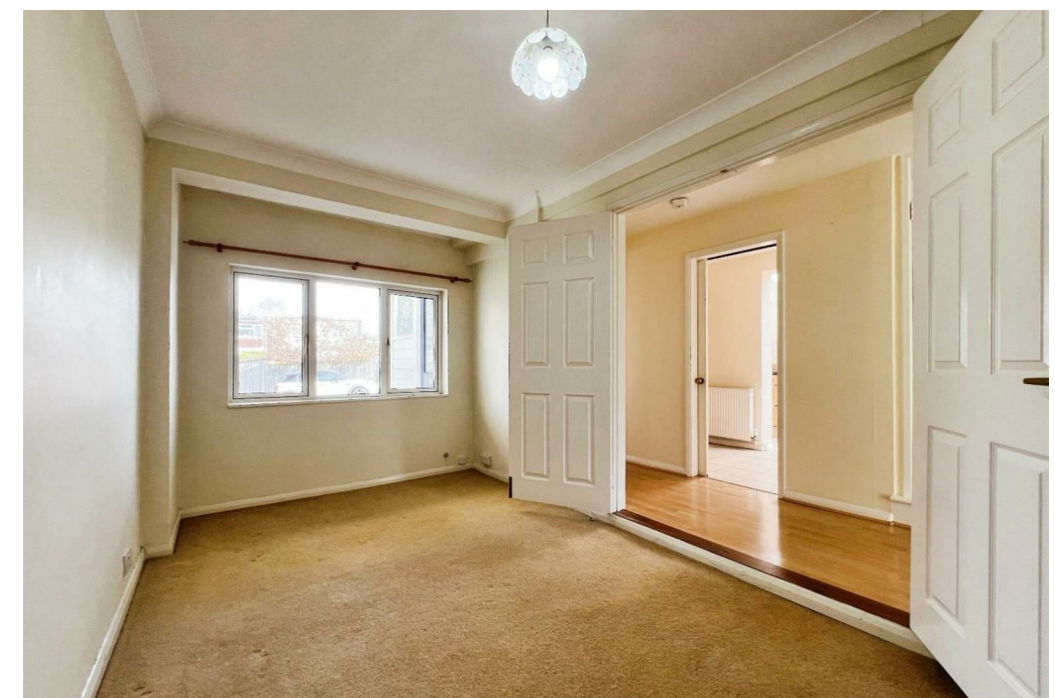
Tenure - Freehold

Services – Mains Water, Sewerage, Electricity and Gas Central Heating

Broadband – Average Broadband Speed – 30Mbps

Mobile Phone Coverage – Okay - Good

Flood Risk – Very Low

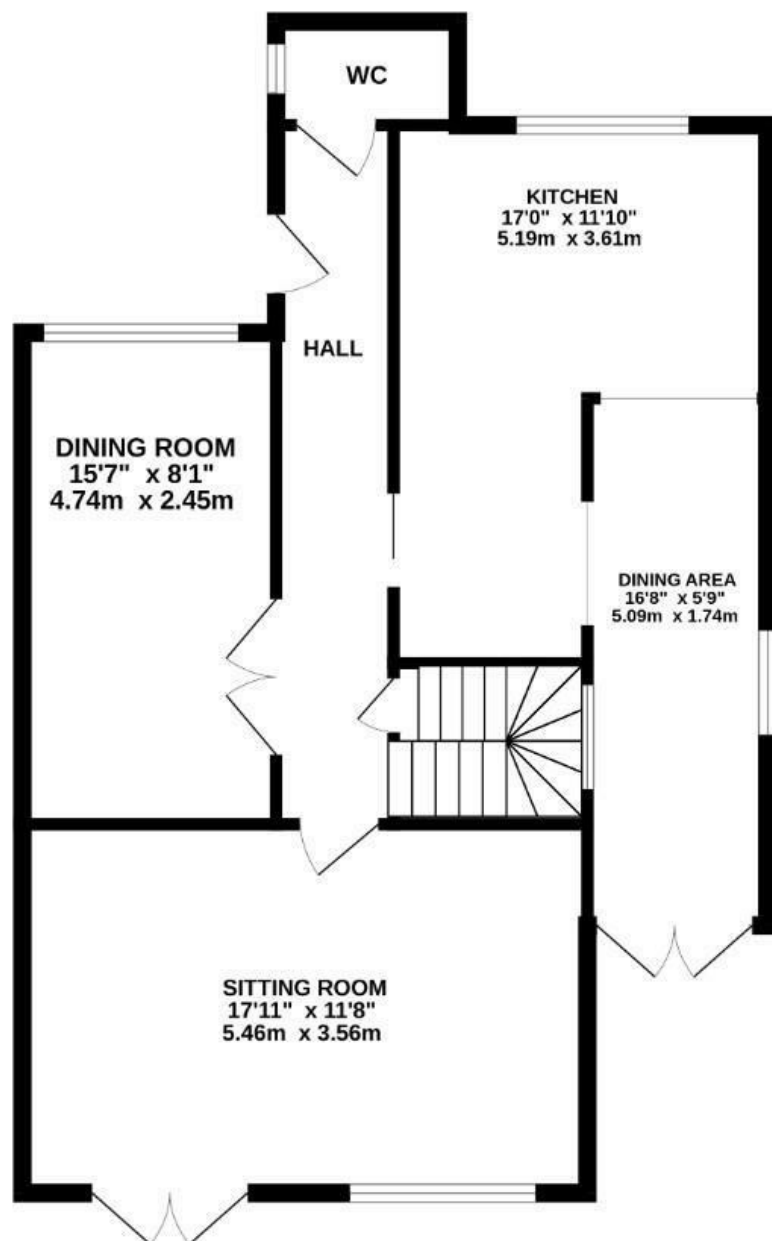






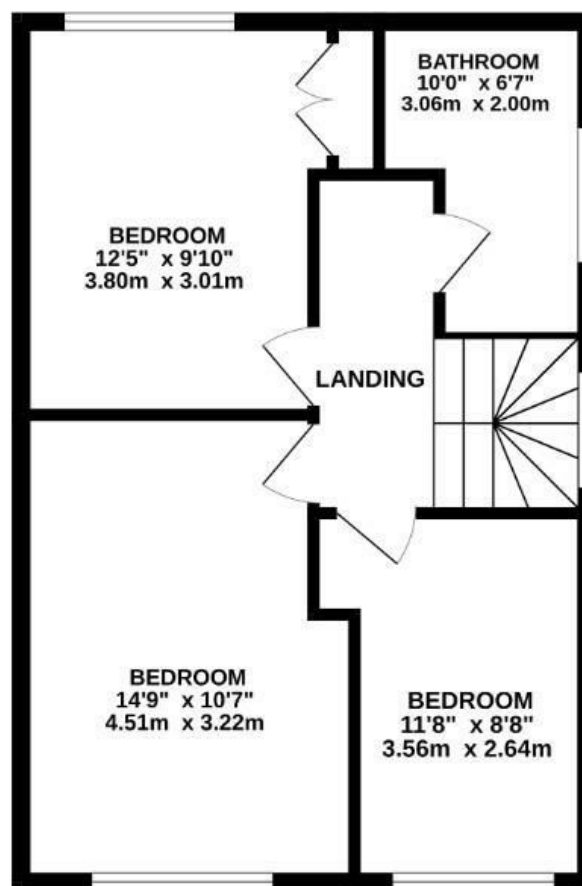


GROUND FLOOR



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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1ST FLOOR



Tenure: Freehold  
Council Tax Band: E

- NO ONWARD CHAIN
- THREE BEDROOM DETACHED HOME
- VERSATILE RECEPTION ROOMS
- PRIVATE GARDEN WITH VIEWS OF THE CHURCH
- ENVIABLE LOCATION
- WALKING DISTANCE TO HIGH STREET
- COUNCIL TAX BAND E
- EPC RATING D

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	82

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

**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.