



Little Tamerton,
Appledore Road,
Tenterden, TN30 7BE

Asking Price £600,000



Spacious detached family home offering four bedrooms, two bathrooms and two reception rooms, generous established garden, garage and driveway, positioned within walking distance from the picturesque tree lined Tenterden High Street.

The accommodation comprises of entrance hall with stairs to first floor and doorways leading to a useful cloakroom with WC, sitting room and kitchen, fitted with a range of wall and base units with space for appliances and doorway access leading outside.

The bright sitting room is open to the dining room with large picture windows offering views over the garden and French doors providing access out.

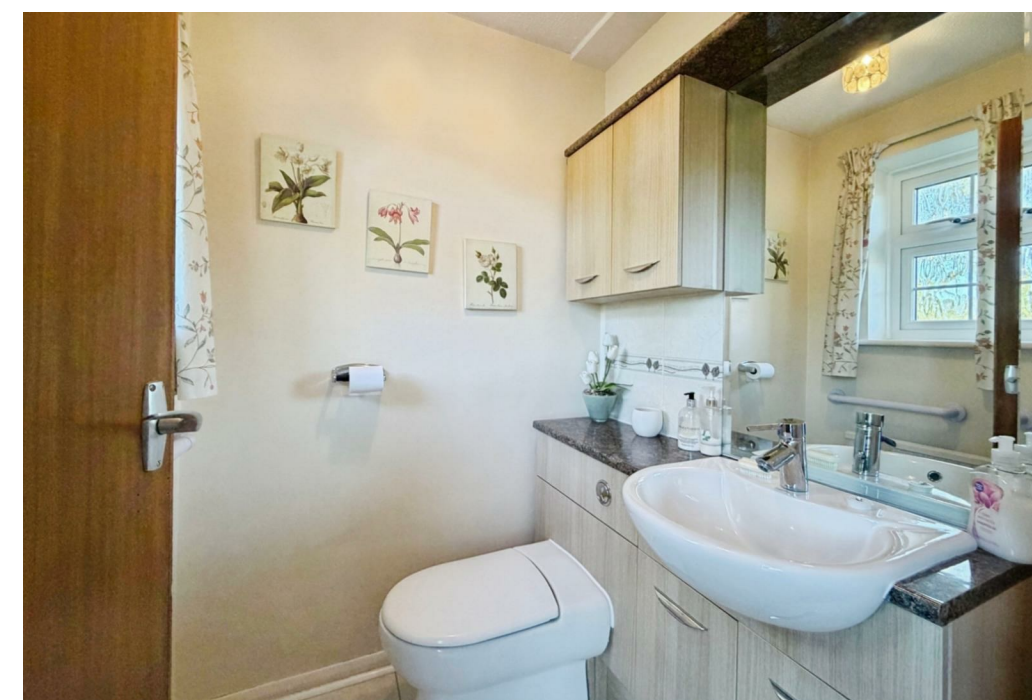
The first-floor accommodation offers both the master bedroom with mirror fronted built-in wardrobes and en-suite shower room and a second double bedroom with built in wardrobes, both positioned to the rear of the property with windows overlooking the garden, two further double bedrooms to the front, and the family bathroom with suite comprising of a bath and separate walk-in shower cubicle, pedestal basin and WC.

Externally, the private and sunny rear garden is a particular feature of the property. Mainly laid to lawn and boasting an array of established trees, shrubs and plants, with a paved terrace offering the perfect entertaining area.

The popular town of Tenterden 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).

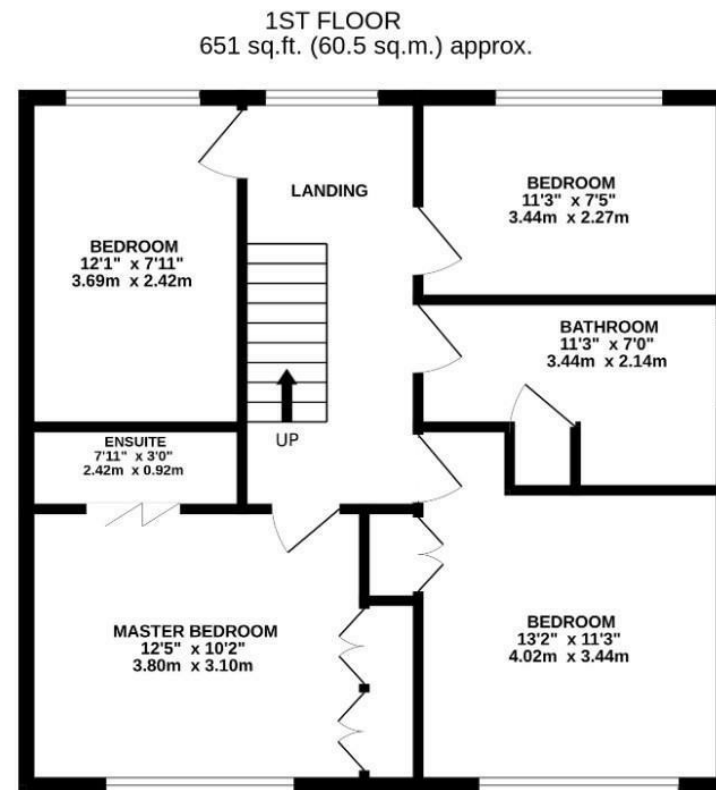
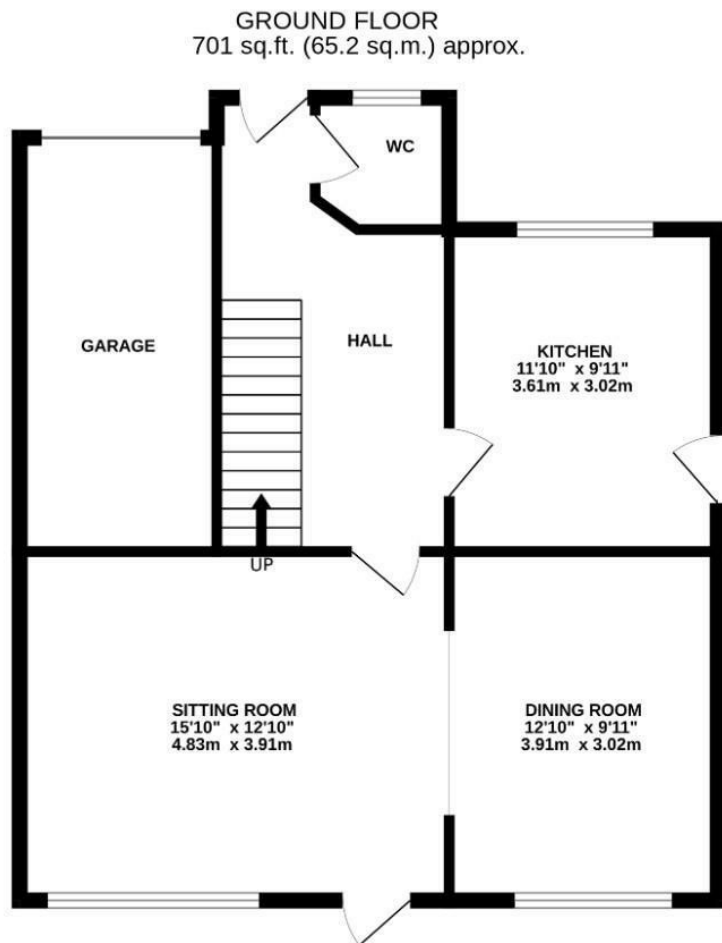
The property is also within a 20-minute drive to the coast and 30 minutes' drive to Euro Tunnel. There are a range of local schools including St Michaels Primary school, Tenterden Infants and Junior schools, and Homewood Secondary school.

Tenure - Freehold
Services – Mains Water, Sewerage, Electricity and Gas Central Heating
Broadband – Average Broadband Speed – 75 Mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low





Tenure: Freehold
Council Tax Band: F



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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 FAMILY HOME
- FOUR BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- TWO RECEPTION ROOMS
- LARGE GARAGE AND DRIVEWAY
- GENEROUS AND PRIVATE ESTABLISHED GARDEN
- WALKING DISTANCE TO HIGH STREET
- EPC RATING TBC

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.