



19 Jarvis Place, Tenterden, TN30 6DQ

Guide Price £450,000 - £475,000



GUIDE PRICE £450,000 - £475,000. NO ONWARD CHAIN.

Spacious and well-presented family home offering four bedrooms, three reception rooms, two bathrooms and a superb open plan kitchen/dining room, located in the heart of the popular village of St. Michaels and walking distance to its amenities, local schools and the nearby Tenterden High Street.

The accommodation offers entrance hall with stairs to first floor and storage beneath, cloakroom with WC and doorways leading to the kitchen/dining room and the sitting room with feature fireplace, bay window to the front and French doors through to the kitchen/dining room.

The spacious double aspect kitchen/dining room is fitted with a range of shaker style wall and base units with complementing stone worksurfaces, integrated double oven, hob with extractor above, dishwasher and housing for an American style fridge freezer. There is also a useful peninsular style island unit with breakfast bar. The generous dining area offers ample room for a large table and dual glazed doors provide access out to the rear garden.

A further doorway leads to a useful utility room and two further reception rooms offering flexible use, currently set up as a playroom and study.

The first floor offers the master bedroom with fitted wardrobes and en-suite shower room, as well as a further double bedroom and two single bedrooms, all with built in wardrobes. There is also a fully tiled family bathroom.

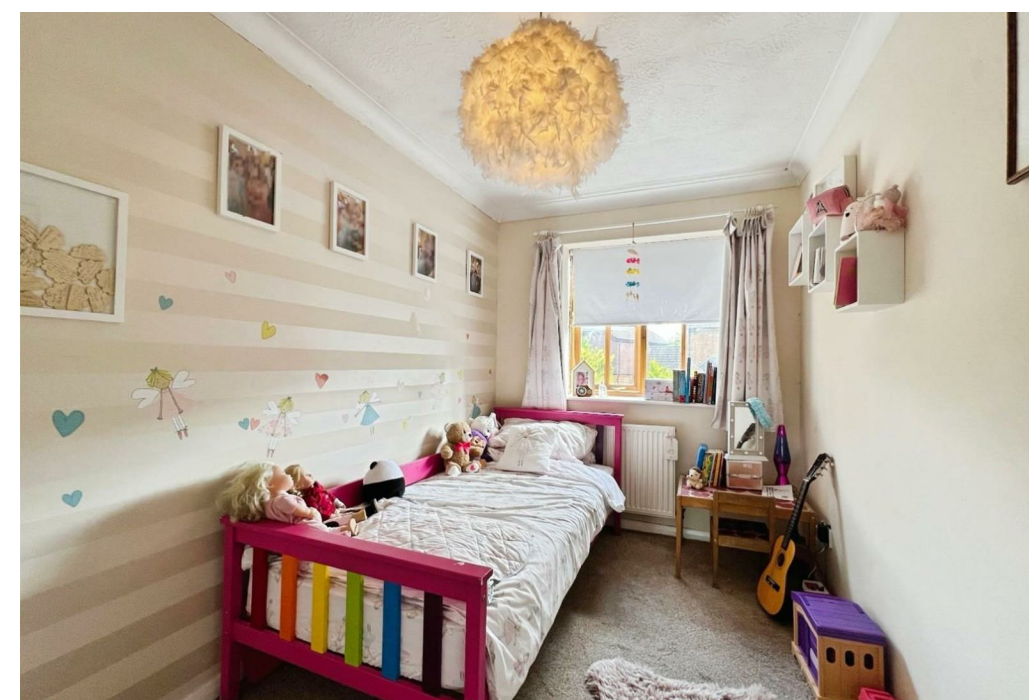
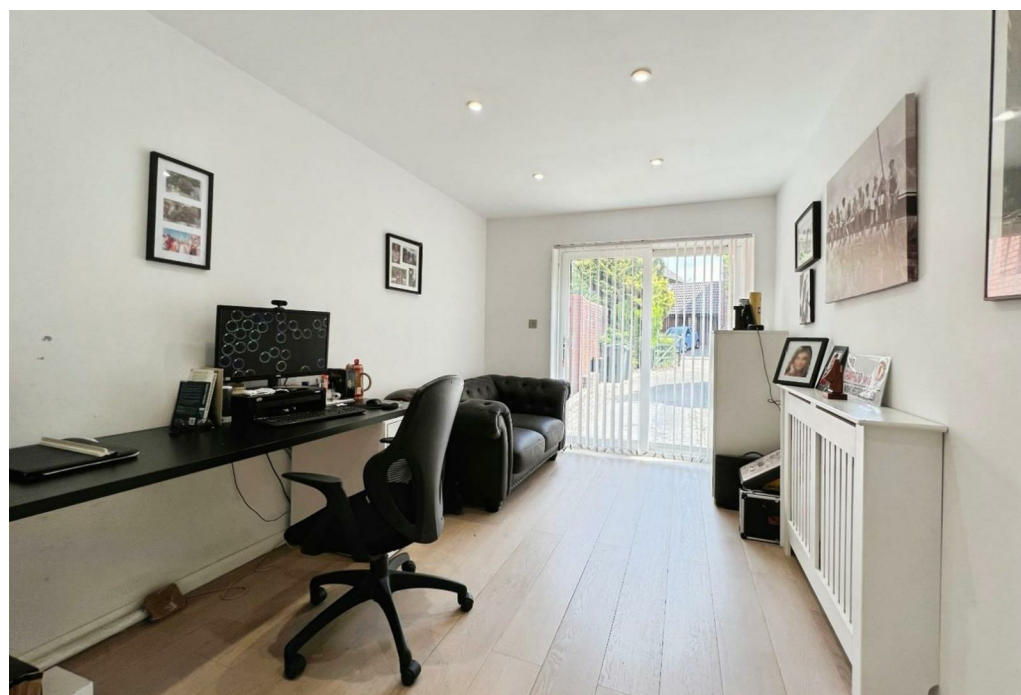
Externally to the rear is a five-bar gated driveway providing off road parking. The garden is mainly laid to lawn with a secluded patio area to the side.

The property is within easy access to the village both St Michaels and its range of amenities and the historic and picturesque tree-lined High Street of Tenterden, a popular town offering comprehensive shopping including Waitrose and Tesco supermarkets and many pubs and restaurants.

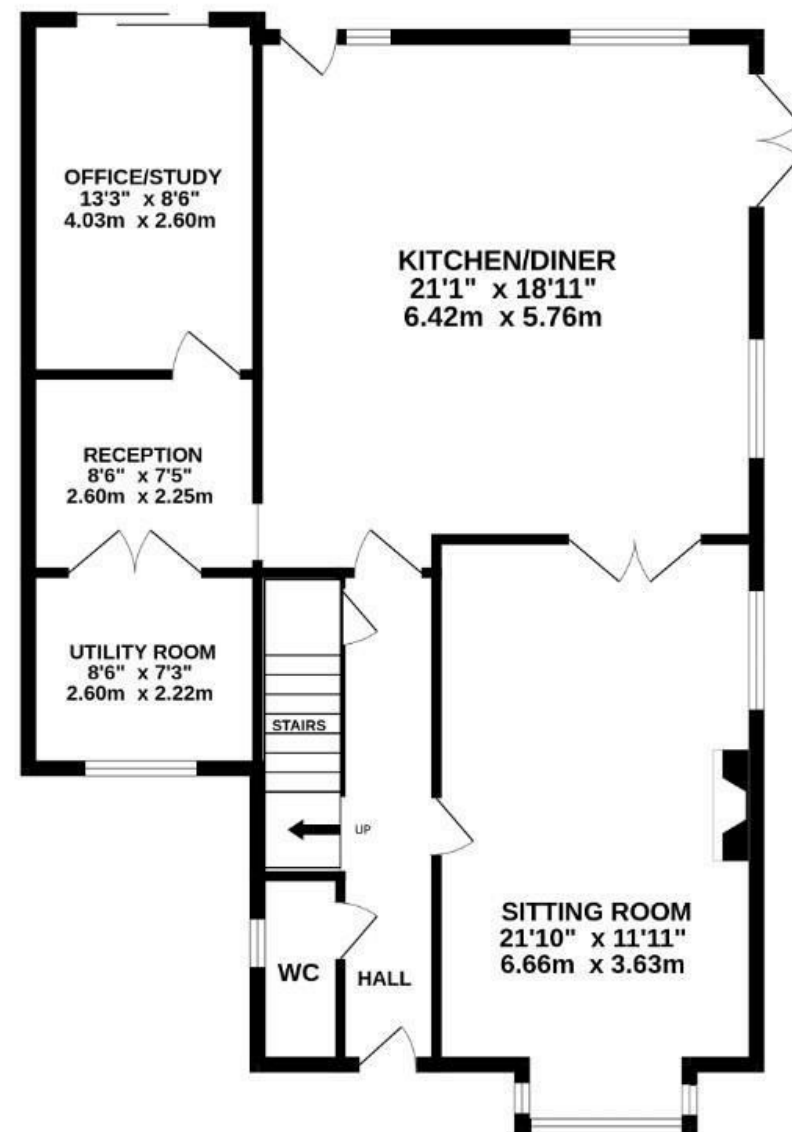
This family home is ideally situated for a range of schools including St Michaels Primary School, Tenterden Infants and Junior Schools, and Homewood Secondary School.

Train services to London can be accessed from Headcorn (about 8 miles), or Ashford (about 12 miles) where the high-speed service departs to London St Pancras (a journey of approx. 37 minutes).

Tenure – Freehold
Council Tax Band – E
EPC Rating -
Services – Mains Water, Sewerage, Gas and Electricity
Heating – Gas Central Heating
Broadband – Average Broadband Speed 145mbps
Mobile Phone Coverage – Good
Flood Risk – Very Low

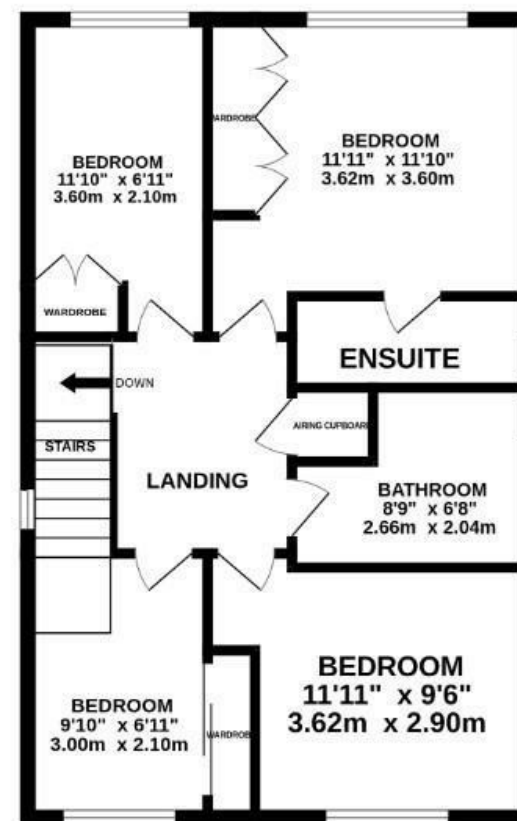


GROUND FLOOR
957 sq.ft. (88.9 sq.m.) approx.



TOTAL FLOOR AREA : 1509 sq.ft. (140.2 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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1ST FLOOR
552 sq.ft. (51.3 sq.m.) approx.



Tenure: Freehold
Council Tax Band: E

- FOUR BEDROOM DETACHED FAMILY HOME
- NO ONWARD CHAIN
- SPACIOUS OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- THREE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE
- GATED DRIVEWAY
- CLOSE TO VILLAGE AMENITIES AND LOCAL SCHOOLS
- EPC RATING C

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	87

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.

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