



‘Our Focus Determines Your Reality’



Tenterden
Kent
TN30 6JU



Sitting/Dining Room * Fitted Kitchen

Principal Bedroom * Further Bedroom * Family Wet Room

Courtyard Garden



CHARMING GRADE II LISTED COTTAGE

This charming Grade II Listed cottage is believed to date from the 1700s and occupies a tucked away location just off the tree lined High Street in the sought-after Cinque Port town of Tenterden. The cottage is ideal for a first-time buyer, as a lock-up and go, or as an investment property.

The accommodation consists of a sitting/dining room with exposed beams and a fireplace, and a door leading into the kitchen also with exposed beams and where a door opens into the courtyard.

On the first floor there is a principal bedroom with exposed beams and built-in storage, a further bedroom and a family wet room.

Outside there is a courtyard with pergola and a gate onto Malt House Lane. There is pedestrian access from Malt House Lane to the Bridewell Lane Car Park.



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.

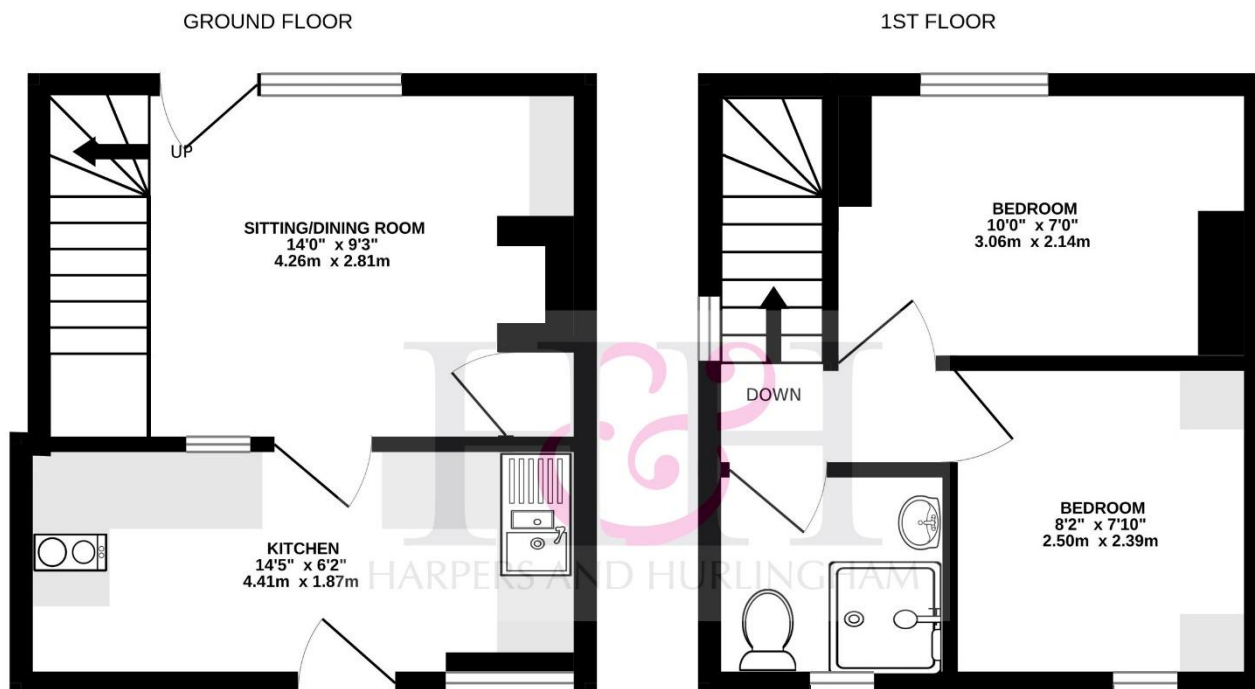
Locally there are several sporting facilities, including a leisure centre and several golf courses.

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 432.7SQ.FT. (40.2SQ.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 installed in 2024.

Although there is no on site parking, it is possible to purchase an annual season ticket for the car park in Bridewell Lane, a short walk from the cottage.

Ashford Borough Council - Council Tax Band B

EPC Rating: n/a

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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