





## Dunham Cottage

Six Fields

Bells Lane, Tenterden TN30 6EX

An extended and improved three bedroom detached chalet bungalow with pretty gardens and off road parking. Situated on a quiet lane within easy walking distance of the centre of the town.

Guide Price £545,000



### Accommodation

- Reception hall • Sitting / dining room • Kitchen
- Conservatory • Master bedroom with shower room en suite • Two further double bedrooms • Family bathroom

### Gardens

- Garden • Off road parking • Wooden garden store

### Communications

- Rye 11 miles • Ashford 11 miles • Headcorn 9 miles





## Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars.

If any points are particularly relevant to your interest in the property please ask for further information.

We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

It should not be assumed that any contents/ furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regards to parts of the property that have not been photographed.

All descriptions, dimensions, areas and necessary permissions for use and occupation and other details are given in good faith but any intending purchaser must satisfy themselves by inspection or further detailed request.

The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer or a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

## Situation

Six Fields is a quiet lane in a highly convenient position tucked away behind the High Street and therefore within easy walking distances of the town's many amenities.

Tenterden has an excellent range of shops, including a Waitrose supermarket and there are many restaurants and public houses.

Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east. The M20 can be accessed at either Leeds Castle or Ashford, providing access to the M25 and channel ports.

## Dunham Cottage

Dunham Cottage has been extended and improved over the years and is now a very comfortable home offering good size, flexible living accommodation. The main reception room is a lovely large space with a fireplace providing a focal point at one end and a glazed lantern at the other end flooding the room with light. Beyond is the conservatory with views over the gardens.

The kitchen has been well fitted with built in Neff appliances and a range of units. There is space here for a small breakfast table.

To the front of the property are two double bedrooms and these each are fitted with useful built in wardrobes, and they share the well appointed family bathroom.

Upstairs is the master bedroom complete with a smart shower room en suite.

## Outside

To the front of the property is a block paved drive providing off road parking for three vehicles.

The garden to the rear, which has lovely views up to St Mildreds church, is a pretty, private space with planted beds and mature shrubs set around a lawn.

## Services

Mains water and electricity, gas central heating and mains drainage.

## Directions

From our Tenterden offices, proceed along the High Street and turn left down Jacksons Lane just before you come to Webbs. Follow the lane past the cottages and allotments and Sixfields Cottage will be on your left.

## Viewing

Strictly by appointment only. If you would like to view Dunham Cottage, please telephone our offices. **T265**

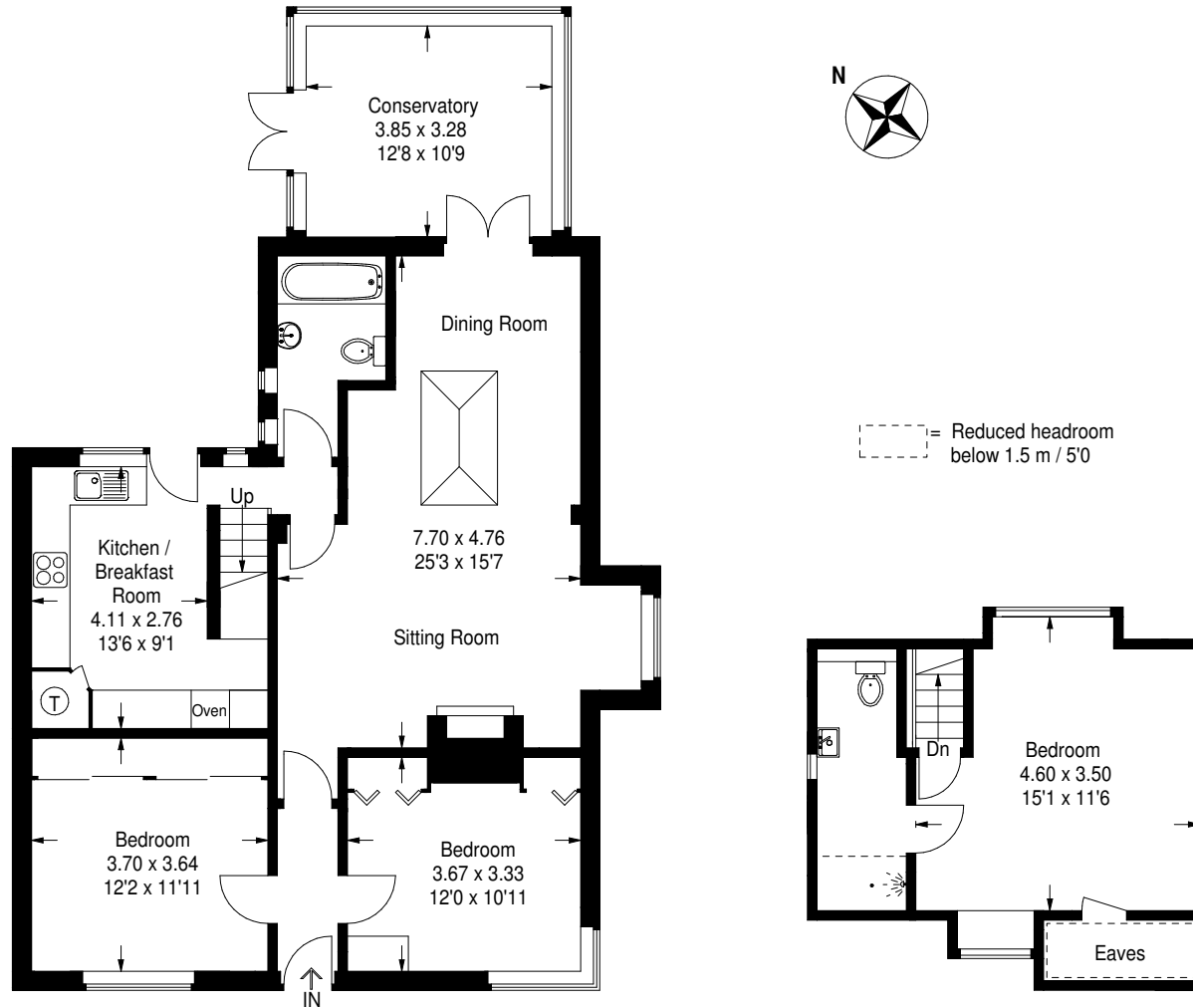
## Energy Efficiency Rating

This graph shows the current energy efficiency of this property. The full version of the certificate is available upon request.





# Dunham Cottage, Six Fields, Tenterden



**Ground Floor = 99.6 sq m / 1072 sq ft**

**First Floor = 25.5 sq m / 274 sq ft**

Approximate Gross Internal Area (Excluding Eaves)  
125.1 sq m / 1346 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 468473)

# Tenterden Homes

DISTINCTIVE LOCAL PROPERTY

## Tenterden

Tenterden offers a wide choice of facilities including schools, doctors surgery, leisure centre, Tesco and Waitrose supermarkets and a thriving High Street of shops, restaurants and pubs. Train services to London can be accessed from Headcorn to the north of the town, or Ashford to the east.

The high speed link to London from Ashford takes only 37 minutes. The international station in Ashford also provides access to trains to the Continent. The M20 can be accessed at either Leeds Castle or Ashford.



**HOBBS • PARKER**  
Tenterden Homes



**Ashford Office**  
Romney House  
Orbital Park  
Ashford TN24 0HB  
01233 506260

**Tenterden Office**  
9 The Fairings  
Oaks Road  
Tenterden TN30 6QX  
01580 766766

# Are you planning to sell your house?

**Not everyone needs to sell their house in order to buy, but the reality is that the majority of us do!**

Maybe you are in the early stages of looking for suitable properties, and need an accurate valuation of your home, and maybe some advice to help you with your plans – I would be pleased to help. Perhaps your house is already on the market, and you'd like a second opinion, I can help with that too.

To successfully sell your house at the right price and buy the next one, it is essential to have an Agent with proven local knowledge and valuation experience. Valuing and selling houses in Tenterden every single day makes me the best man for the job.

The first few weeks of marketing your house are vitally important. Having an Agent that can put your house in front of the right buyers from the outset makes all the difference.

At Hobbs Parker, we have specialist agents within Tenterden Homes, The Villages, Country Houses and Equestrian Properties with dedicated valuers specialising in these properties.

With over 160 years of experience in Tenterden and its surrounding villages, Hobbs Parker offers you all of this expertise and experience under one roof.

Whatever stage you are at, feel free to give me a call. I would be happy to help



**Simon Godfrey**  
Director & Head of  
Hobbs Parker Tenterden Homes