



Lambert & Foster



THE APPLE HOUSE

18 BRAMLEY GROVE | TENTERDEN | KENT | TN30 7FB

A beautifully presented and energy efficient, detached four bedroom family home by Redrow Homes, circa 2022 providing well presented and proportioned family accommodation including a separate sitting room and an open plan kitchen/dining/family room complemented by a front and rear, landscaped garden, backing onto a designated nature area, a detached double garage and parking comfortably for four vehicles with an EV charging point. All occupying an edge of town location, accessed from the Appledore Road with pedestrian pathway to the high street. NO ONWARD CHAIN.

Guide Price £695,000
FREEHOLD





THE APPLE HOUSE

18 BRAMLEY GROVE, TENTERDEN, KENT, TN30 7FB

18 Bramley Grove is a detached house by Redrow Homes, circa 2022, presenting brick elevations, set with UPVC double glazed windows with colonial style shutters, beneath a pitched and hipped tiled roof, all set within the favoured Appledore Green Development. The very well presented family accommodation is arranged over two floors, including an entrance hall and cloaks/utility room. A separate sitting room has an aspect to front. A particular feature is the double aspect, incorporating doors opening to the rear garden, open plan kitchen/dining and family room, comprehensively fitted including granite work surfaces, breakfast island, integrated appliances include a double oven, electric hob and extractor hood, dishwasher and fridge/freezer.

Arranged over the first floor are four bedrooms incorporating three double rooms, including a main bedroom with an aspect front and an en suite shower room. Bedrooms two and four enjoy views over the rear garden and nature area beyond. A separate family bathroom is fitted with a white suite.

Outside, open access on to extensive drive providing parking for approximately four vehicles together with a brick built detached double garage with an EV charging point. The front garden comprises a paved pathway bordered by well-stocked bark chipped beds and a pretty white painted picket fence. A wooden side gate provides access to the rear landscaped garden, a particular feature, laid predominantly to lawn, incorporating a feature paved sun terrace with timber framed and tiled roof pagoda providing a covered seating area and dining area, well stocked beds and young fruit trees. The whole is enclosed by wooden panel fencing, adjoining the designated nature area.



- Entrance hall and cloaks/utility room
- Separate sitting room
- Open plan kitchen/dining/family room with breakfast island
- First floor landing and four bedrooms including a main bedroom with en suite
- Family bathroom

- NHBC Warranty (7 years remaining)
- A detached double garage and drive providing ample parking
- EV charging point
- Landscaped rear garden
- No onward chain

VIEWING: By appointment only.
Cranbrook Office: 01580 712888.

WHAT3WORDS: seducing.ulterior.cookies

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas fired central heating

LOCAL AUTHORITY: www.ashford.gov.uk

COUNCIL TAX: Band F **EPC:** B (85)

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



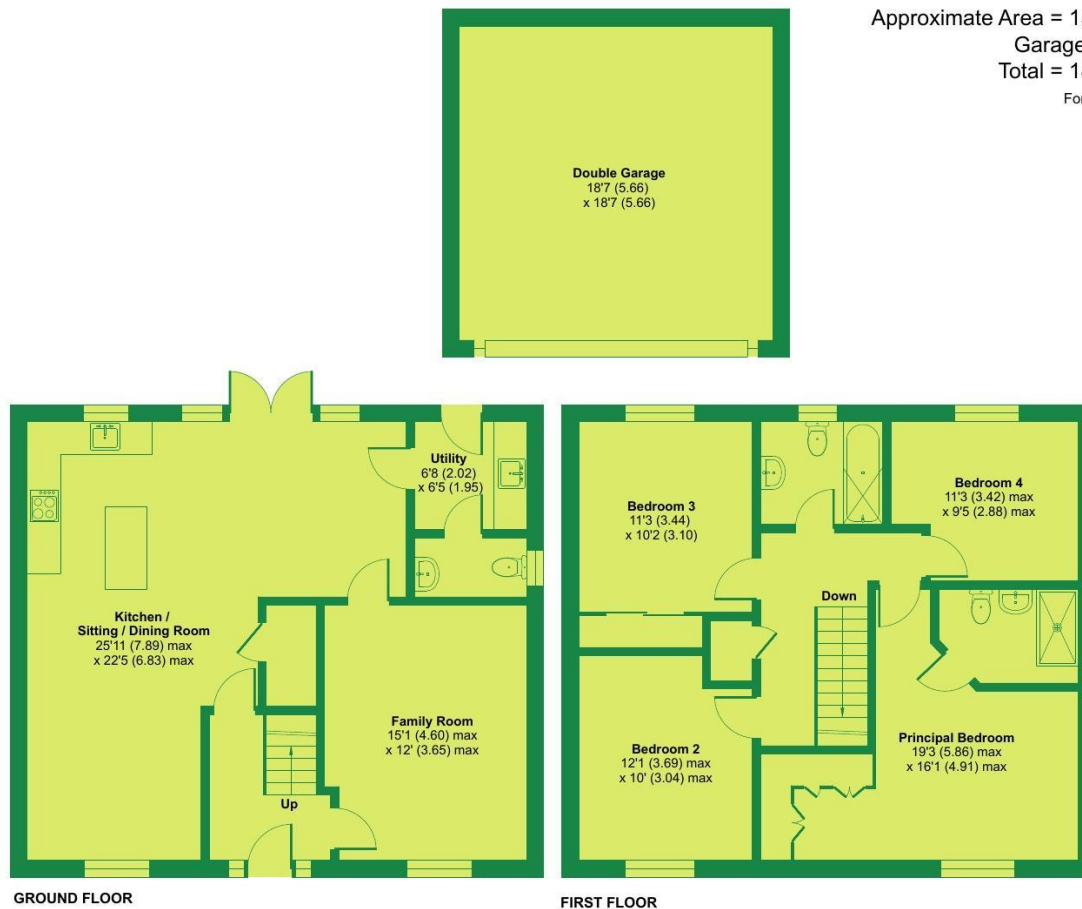
18 Bramley Grove, Tenterden, TN30 7FB

Approximate Area = 1534 sq ft / 142.5 sq m

Garage = 345 sq ft / 32 sq m

Total = 1879 sq ft / 174.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Lambert and Foster Ltd. REF: 1519705

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