



**15 Bells Lane
Tenterden, Kent TN30 6ES**

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Guide Price £400,000

A charming 2 bedroom cottage in one of the prettiest lanes in the sought after market town of Tenterden. The property has the benefit of off street parking for 2 cars.

Description

A charming 2 bedroom cottage in one of the prettiest lanes in the sought after market town of Tenterden.

To the ground floor the front door leads into the sitting room with stairs to the first floor. The kitchen/breakfast room has a built in oven and hob with extractor hood over, useful utility cupboard and French doors out to the garden. To the first floor there is a double bedroom to the front with en suite bathroom, a second bedroom overlooking the garden to the rear with en suite shower. The courtyard garden is laid to paving with mature shrubs and a private seating area. There is a garden shed and rear access to off street parking for 2 cars.

Council: Ashford Borough Council

Utilities: mains gas, mains electricity, mains water and sewage

EPC: D

Location

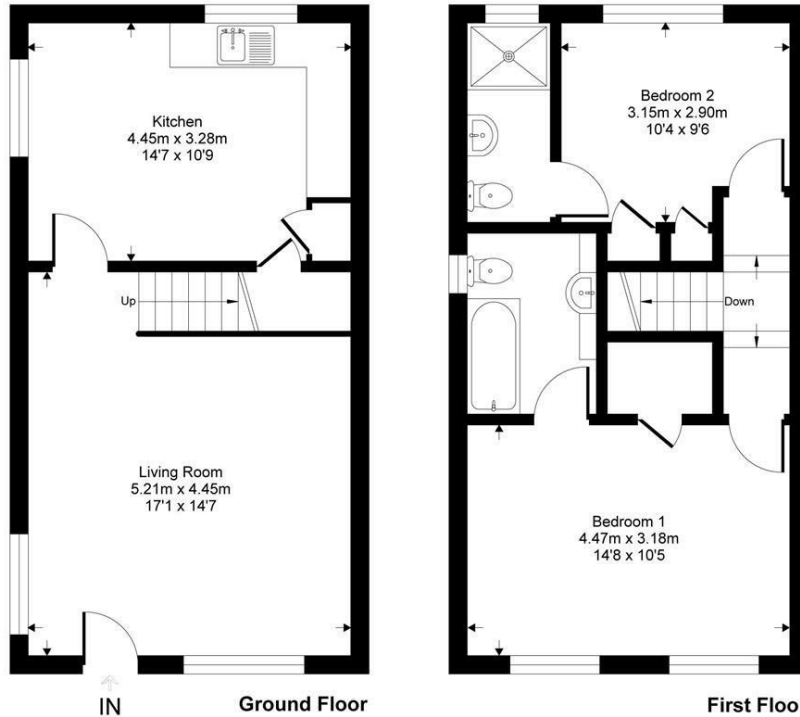
Tenterden town centre offers an excellent range of shops, including Waitrose and Tesco supermarkets, a variety of independent shops, cafes and public houses. Excellent local schools both private and state. Train services to London can be accessed from Headcorn to the north of the town 15 mins away and the direct

train journey time from Headcorn to central London is only 55 mins or 40 minutes from Ashford which is only 30 minutes to the east. The M20 can be accessed at either Leeds Castle or Ashford.



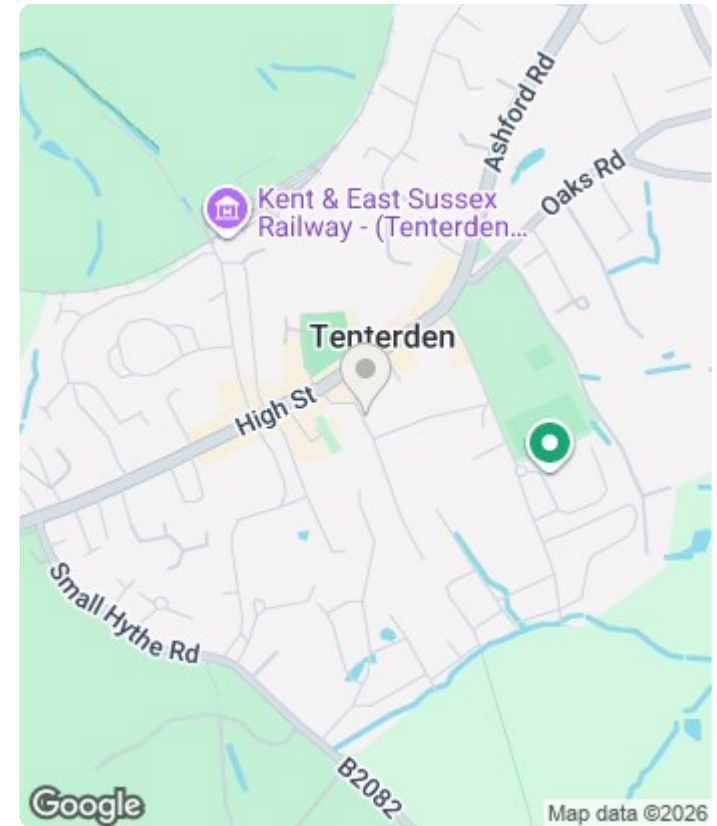
Bells Lane

Approximate Gross Internal Area = 77.4 sq m / 834 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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