



Lambert & Foster



BUILDING PLOT LOWER TOWNLAND

FUGGLE DRIVE | TENTERDEN | KENT | TN30 6EX

An increasingly rare, centrally located single building plot with direct access to the high street with full planning consent granted for the construction of a two storey four bedroom house with a ground floor fourth bedroom with a GIA of approximately 2259 sqft/ 209 sqm including a double garage already constructed, all set within established gardens with a total plot size approximately 0.3 of an acre.

Guide Price £425,000

FREEHOLD



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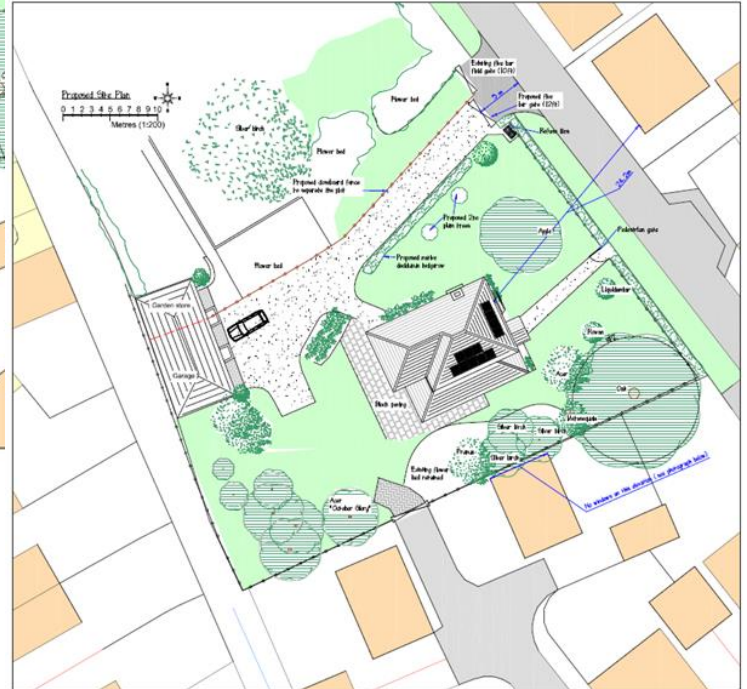
A single building plot occupying a most convenient central location within this historic Cinque Port town, a level walk of the high street amenities, with pavement access emerging within the middle of the high street. Set within an already established garden with planning permission granted by Ashford Borough Council under reference PA/2024/0379 on 20th September 2024 for the construction of a two storey four bedroom house. The approved accommodation briefly comprises; hall cloakroom, sitting room, kitchen/dining room, study/playroom, ground floor fourth bedroom, first floor landing, three bedrooms including a main bedroom with en suite shower room and a family bathroom.

GARDENS

The proposed house is centrally positioned within an already established garden with expanses of lawn and trees. A double garage is already constructed and the plot is well fenced and enclosed.

SITUATION

The historic Cinque Ports town of Tenterden is well known for the wide tree lined high street providing a comprehensive range of amenities including independent and national shops, leisure centre with swimming pool, Waitrose and Tesco supermarkets. A range of professional services, both a primary and Homewood Secondary school and Sixth Form Centre. A main line railway station at Headcorn village approximately 9.5 miles distance provides fast and frequent services to London, Charing Cross travel time 65 minutes.



Approved accommodation:

- Total floor area approximately 2259sqft/209 sqm
- Hall and cloakroom
- Sitting room
- Kitchen/Dining room
- Ground floor bedroom 4
- Study/playroom
- First floor landing
- Three bedrooms including a main bedroom with a en suite shower room
- Family bathroom
- Double garage (adjoining the present owner's garden store)
- Established garden total plot size approximately 0.3 of an acre

DIRECTIONS

Using App what3words rehearsed.corkscrew.lies

GENERAL

Tenure: Freehold

Services: Rights to connect to Estate Roads and Service Apparatus (Mains electricity, water and foul drains) adjacent to the site.

Local authority: www.ashford.gov.uk

VIEWING

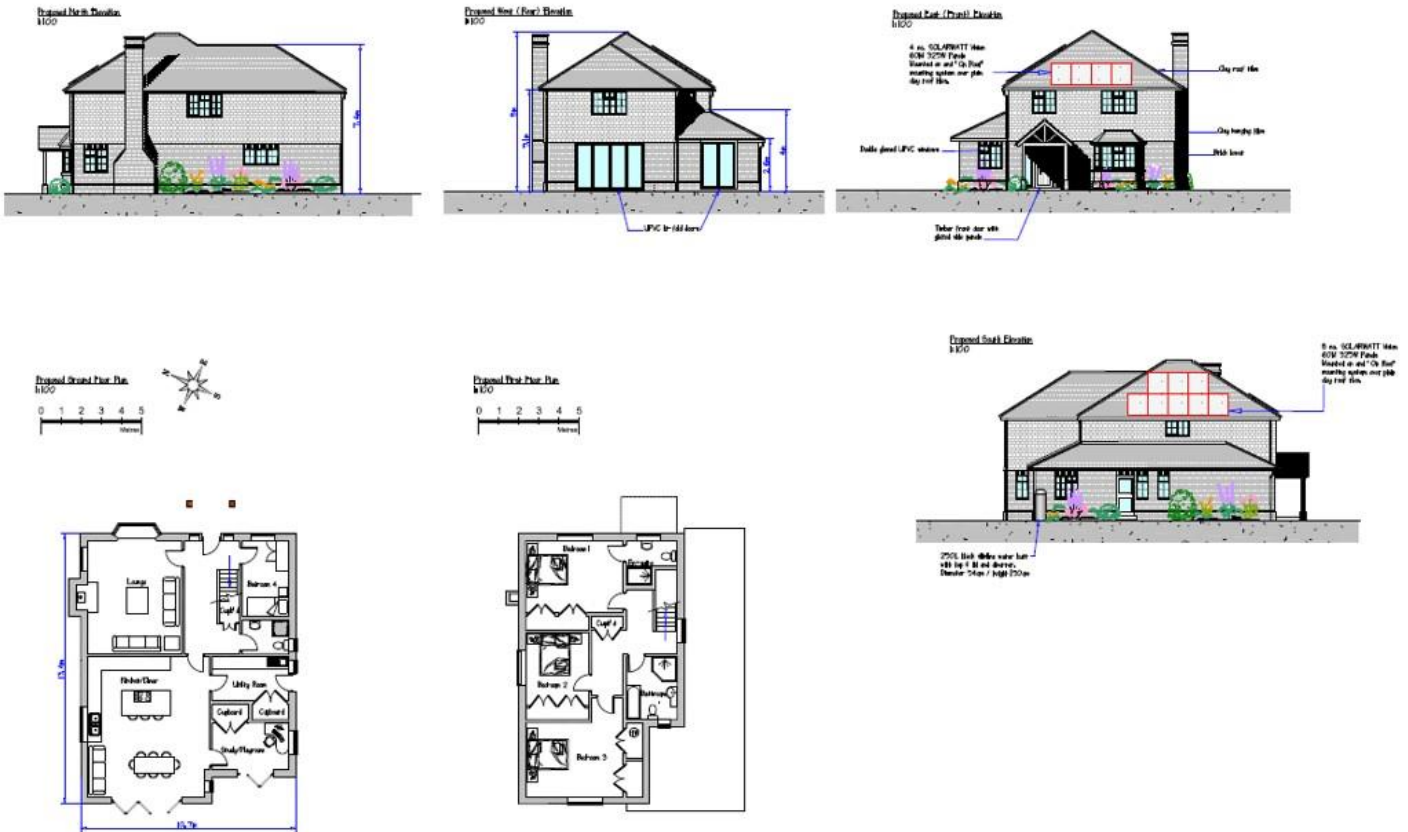
By appointment only.

Cranbrook Office: 01580 712888.

Agent's note: A residence management company is set up to oversee maintenance of the private block paved access road

FLOORPLANS

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



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