

**RUSH  
WITT &  
WILSON**



**130a Front Road, Woodchurch, Kent TN26 3SF**  
**Guide Price £700,000**

**Rush Witt & Wilson are pleased to offer this attractive detached family home located in the highly sought after village of Woodchurch.**

**The well-presented accommodation is arranged over two floors and comprises of a generous entrance hallway, cloakroom, study/bedroom 5, kitchen/breakfast room, utility room, dining room and double aspect living room with feature fireplace and direct access to the garden on the ground floor. On the first floor are four generous bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property offers a gated driveway providing off road parking for a number of cars, an attached double garage and established gardens benefitting from a south westerly aspect.**

**The vendor's sole agents would advise early inspection to fully appreciate the merits of this fantastic home. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Entrance Hallway**

14'3 max x 8'0 max (4.34m max x 2.44m max)

With entrance and two windows to the front elevation, stairs rising to the first floor, two radiators with fitted decorative wooden covers, wood effect laminate flooring and doors to;

### **Cloakroom**

Fitted with a 'white gloss' vanity unit with low level W.C inset wash-hand basin and range of fitted storage, tiled flooring and radiator with fitted decorative wooden cover.

### **Study/Bedroom 5**

11'5 x 7'0 (3.48m x 2.13m)

With window to the front elevation an radiator.

### **Living Room**

25'5 x 11'7 (7.75m x 3.53m)

Being double aspect with window to the front and glazed double doors to the rear elevation allowing access to the garden, attractive feature fireplace with slate tiled hearth and inset gas fire, two radiators with fitted decorative wooden covers and door through to:

### **Dining Room**

10'7 x 10'7 (3.23m x 3.23m)

With window to the rear elevation, radiator, wood effect laminate flooring and archway through to:

### **Kitchen/Breakfast Room**

18'0 max x 12'2 max (5.49m max x 3.71m max )

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing grey starlight quartz work surface with matching splash-back and inset 1.5 bowl ceramic sink, inset four burner BOSCH gas hob with SMEG stainless steel extractor canopy above, upright unit housing integrated NEFF double oven, integrated dishwasher, integrated low level fridge, fitted shelved larder cupboard, tiled flooring, space for table and chairs, radiator, recessed ceiling spot lights, two windows to the rear elevation over looking the garden, door from the hallway and further part obscured glazed door to:

### **Utility Room**

7'11 x 7'0 (2.41m x 2.13m )

Fitted with a range of cream shaker style cupboard base units with matching wall mounted cupboards, complementing wood

block effect with inset circular stainless steel sink and tiled splash-back, space and plumbing beneath for washing machine, space and point for tumble dryer, space and point for free-standing fridge/freezer, tiled flooring, radiator, connecting door to the double garage, recessed ceiling spot lights, window to the rear elevation and part glazed door allowing access to the garden.

### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, access to loft space and doors to:

#### **Master Bedroom**

25'7 max x 11'9 max (7.80m max x 3.58m max )

Being double aspect with windows to the front and rear elevations, range of fitted wardrobes, fitted dressing table, two radiators and door to:

#### **En-Suite Shower Room**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, fully tiled shower cubicle with glass door, heated towel rail, tiled flooring, part tiled walls and obscured glazed window to the rear elevation.

#### **Bedroom 2**

14'2 x 10'2 (4.32m x 3.10m )

With window to the front elevation, fitted double wardrobe, radiator and fitted airing cupboard housing insulated hot water tank.

#### **Bedroom 3**

11'0 x 9'6 (3.35m x 2.90m )

With window to the rear elevation, two fitted double wardrobes and radiator.

#### **Bedroom 4**

10'11 x 9'6 (3.33m x 2.90m )

With window to the front elevation and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted drawers beneath, wooden panelled bath with hand held shower attachment, fully tiled shower cubicle with glass door, heated towel rail, tiled flooring, part tiled walls and obscured glazed window to the rear elevation.

### **Outside**

#### **Gardens**

To the front a wooden five bar gate opens to a generous driveway providing turning space/off road parking for a number of vehicles and access to the attached double garage, to one side is a small area of with a selection of established shrubs and trees and well maintained hedging to the front boundary. Gated side access leads to:

The established rear garden is predominantly laid to lawn being interspersed with range of established trees and bordered on one side with an established bed planted with a mixture of mature shrubs and seasonal flowers. A generous paved patio with a delightful pergola covered seating area abuts to the rear of the property offering a perfect space and outside dining and entertaining. There is also a useful timber garden store.

#### **Attached Double Garage**

19'7 x 15'10 (5.97m x 4.83m)

With double up and over door to the front elevation, window to the side, wall mounted Worcester gas fired boiler, light and power connected. \* Please note there is approved planning application for the conversion of the double garage into an annex. Proposed plans available on request. Application Reference PA/2023/1516 \*

#### **Agent Note**

Council Tax Band: F

Please note the neighbouring property has approved planning permission for the creation of a new access driveway to serve Spring Place Farm.

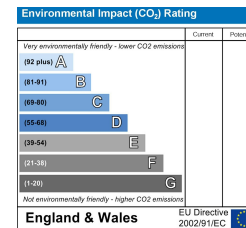
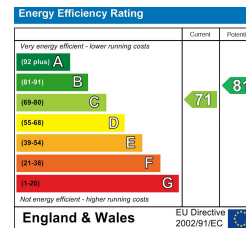
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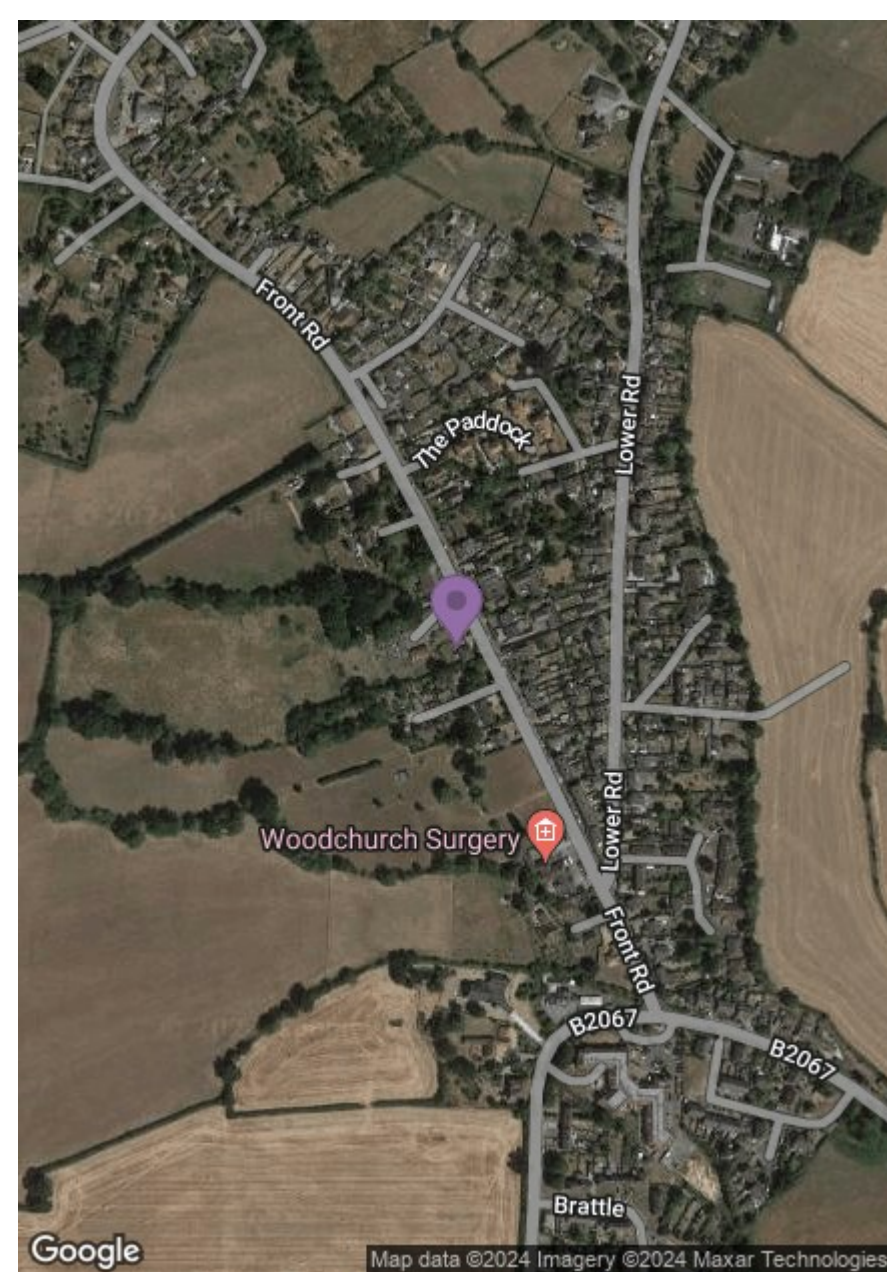
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.





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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