

**RUSH  
WITT &  
WILSON**



**2 Harlakenden Cottages , Woodchurch, Kent TN26 3PS  
Offers In The Region Of £695,000**

**CHAIN FREE - Rush Witt & Wilson are pleased to offer this most attractive (un-listed) semi-detached cottage occupying a delightful rural setting on the outskirts of the highly sought after village of Woodchurch, enjoying stunning countryside views to the rear.**

**The well-presented and spacious accommodation is arranged over two floors and comprises of an entrance hallway, living room with log burning stove, kitchen/breakfast room, dining room with fireplace and cloakroom on the ground floor. While on the first floor are three double bedrooms and the family shower room.**

**Outside, the property benefits from a good sized gardens to the side and rear which back through-to and enjoying stunning views over adjoining countryside. There is a sweeping 'in and out' gated gravel driveway providing off-road parking for several vehicles, a detached double garage with adjoining store and a 7m x 5m luxury safari tent with w.c/shower and veranda benefitting from approved permission for to be used as holiday let between the months of 1st April - 30th September. Offered to the market with no onward chain.**

**An internal inspection is highly recommended to fully appreciate this charming cottage's fantastic accommodation, stunning rural location/views and exciting home income opportunities. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Entrance Hallway**

With part decorative glazed entrance door to the front elevation, stairs rising to the first floor, decorative cornicing, wooden flooring, door to the dining room and further door to:

### **Living Room**

18'7 x 11'0 max (5.66m x 3.35m max)

Being double aspect with bespoke sash window to the front and further window to the rear elevation, attractive exposed brick fireplace with inset multi fuel burning stove, radiator, wooden flooring and door through to the inner hallway.

### **Dining Room**

12'6 x 11'0 max (3.81m x 3.35m max)

With bespoke sash window to the front elevation, attractive exposed brick fireplace, glazed serving hatch from the kitchen/breakfast room, wooden flooring and radiator.

### **Inner Hallway**

With part glazed stable door to the side elevation allowing access to the garden, quarry tiled flooring, under stairs storage cupboard, radiator and doors to:

### **Cloakroom**

Fitted with a white suite comprising low level W.C, white gloss vanity unit with inset wash-hand basin, tiled splash-back and fitted cupboard beneath, wall mounted oil fired boiler, obscured glazed window to the side elevation and quarry tiled flooring.

### **Kitchen/Breakfast Room**

13'9 x 9'10 (4.19m x 3.00m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl stainless steel sink/drain unit and tiled splash-back, space and point for electric oven with extractor canopy above, space and point for free standing fridge/freezer, space and plumbing for washing machine, space and point for dishwasher, fitted breakfast bar, radiator, quarry tiled flooring. glazed serving hatch through to the dining room and two windows to the rear elevations.

### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, fitted airing cupboard housing insulated hot water tank and doors leading to:

### **Bedroom 1**

14'7 max x 14'0 (4.45m max x 4.27m)

With two bespoke windows to the rear elevations enjoying impressive rural views, large walk-in fitted wardrobes and radiator.

### **Bedroom 2**

13'1 x 11'1 max (3.99m x 3.38m max)

With bespoke sash window to the front elevation enjoying a pleasant outlook over adjacent woodland, fireplace, radiator and door to:

### **Jack & Jill Wash Room**

With bespoke sash window to the front elevation enjoying a pleasant outlook over adjacent woodland, white gloss vanity unit with inset wash-hand basin, tiled splash-back and fitted cupboard beneath.

### **Bedroom 3**

11'4 x 10'1 (3.45m x 3.07m)

With bespoke sash window to the front elevation enjoying a pleasant outlook over adjacent woodland, door to the 'jack & jill' wash room and radiator.

### **Shower Room**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, large 'P' shaped walk in shower cubicle, stainless steel heated towel rail, wooden effect laminate flooring, fully tiled walls, access to loft space and bespoke window to the rear elevations enjoying impressive rural views.

### **Outside**

#### **Gardens**

Two sets of double gates open to a 'in and out' sweeping gravelled driveway proceeding to the rear/side of the property providing extensive off road parking/turning space and access to the detached double garage, the driveway is bordered on both sides with generous lawned gardens being interspersed with a selection of mature trees and established shrubs, a patio abuts the cottage offering a delightful space for outside dining/entraining enjoying a pleasant vista over looking the gardens, there are two large timber garden stores and a 'wild life' pond. To the far end of the garden accessed via picket fencing is the Safari Tent.

### **Safari Tent**

23'0 x 16'5 (7.01m x 5.00m)

The luxury 'safari' tent offers an open-plan living space with kitchenette and two bedrooms with a delightful veranda to the front offering space to sit/relax and enjoying the stunning countryside views. To the side is a private area of garden with portable W.C and outside shower with a Calor gas fired water heater system and solar panels providing power to the main tent.

Further images/details can be seen on the current owners website: [www.woodchurchsafari lodge.co.uk](http://www.woodchurchsafari lodge.co.uk)

### **Detached Double Garage**

18'8 x 16'3 (5.69m x 4.95m)

With two sets of double doors to the front elevation, personal door and two windows to the side, light and power connected.

### **Adjoining Store Room**

Useful storage space and door to the front elevation.

### **Agent Note**

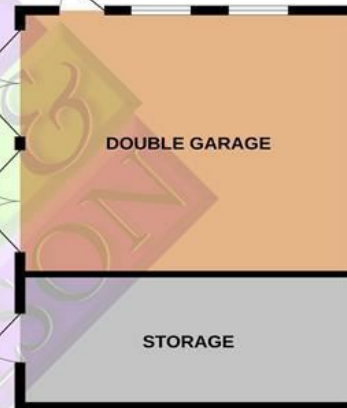
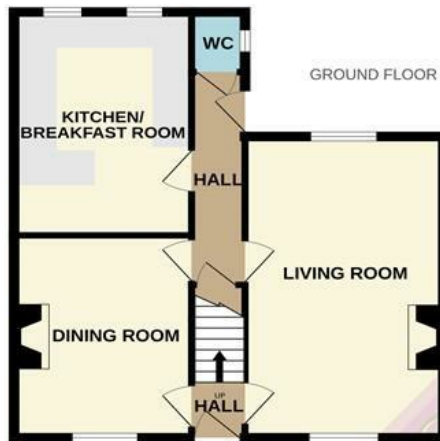
Please note the cottage is on a private drainage system.

Council Tax Band: E

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

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.



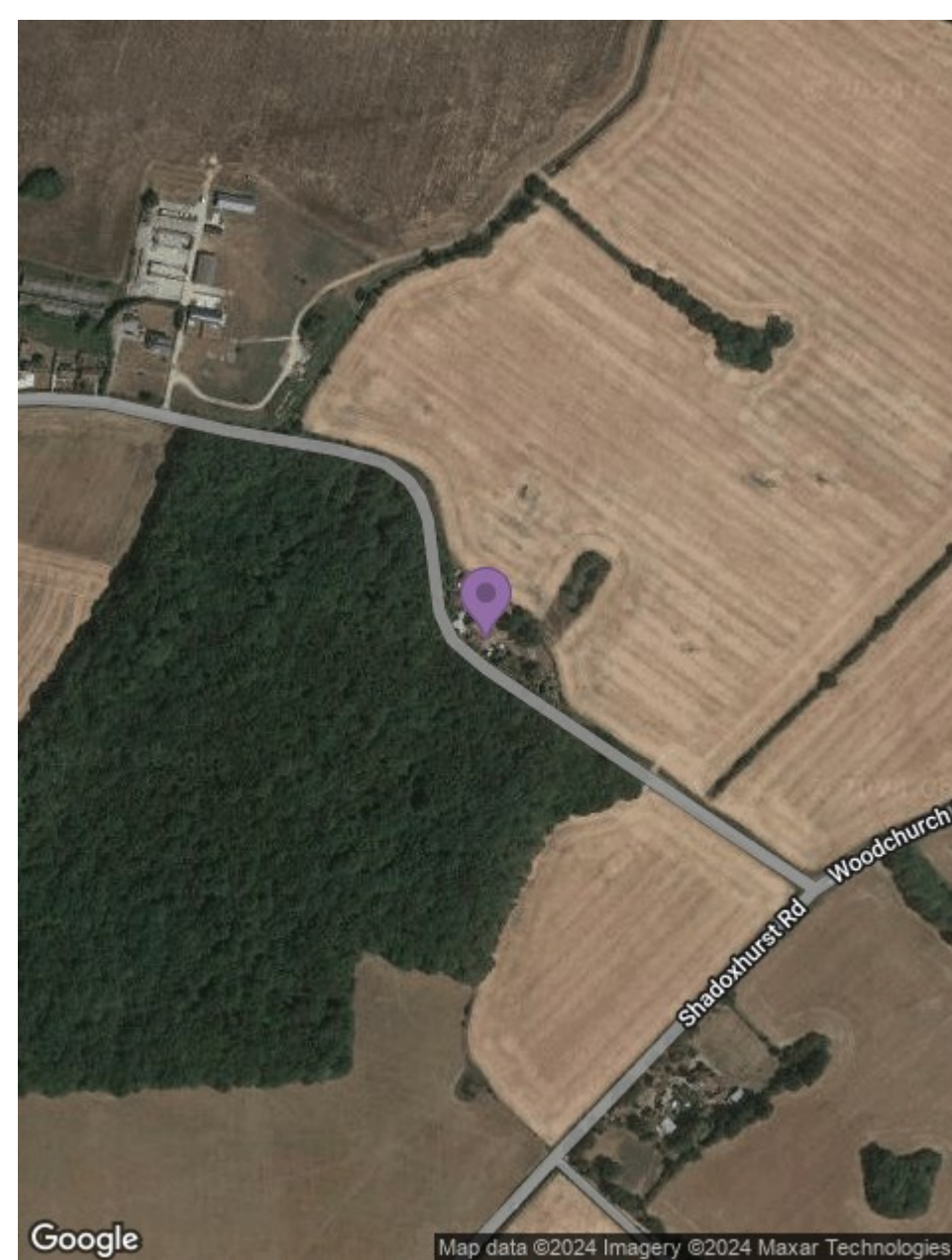


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating	
Current	Planned
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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 <sub>2</sub> ) Rating	
Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC





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