

**RUSH  
WITT &  
WILSON**



**12 Swan Cottages, Wittersham, Kent TN30 7PA  
Offers In The Region Of £395,000**



**Rush Witt & Wilson are pleased to offer this extended semi-detached family home with large rear garden enjoying views over the village sports field located within the heart of the popular village of Wittersham.**

**The well-proportioned accommodation is arranged over two floors and comprises of an entrance hallway, impressive kitchen/dining room, living room with log burning stove, utility room and bathroom on the ground floor. On the first floor are two bedrooms.**

**Outside the property offers a generous driveway to the front and good sized rear garden with a detached outbuilding.**

**An internal inspection of this impressive home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.**



### **Entrance Hallway**

With part obscured glazed entrance door to the front elevation, tile effect flooring, access to small loft storage space and further door to:

### **Kitchen/Dining Room**

16'6 x 15'2 max (5.03m x 4.62m max )

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with inset butler sink, space and point for range style cooker with tiled splash-back back plate, integrated dishwasher, integrated low level fridge, recessed ceiling spot lights, tile effect flooring, under cabinet down lights, two wall mounted electric heaters, window to the front and side elevations, generous fitted storage cupboard, part glazed oak double doors through to the living room, further door to:

### **Bathroom**

Fitted with a modern white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with mixer tap and hand held shower attachment, large walk-in shower with fitted screen, stainless steel heated towel rail, recessed ceiling spotlights and window to the rear elevation.

### **Living Room**

19'8 x 14'2 max (5.99m x 4.32m max )

Being double aspect with window to the front and glazed double doors to the rear elevation allowing access to the garden, attractive exposed brick feature fireplace with inset log burning stove, two wall mounted grey vertical radiators, fitted cupboard, part stone tiled flooring, stairs rising to the first floor with fitted storage cupboard beneath and door to:

### **Utility Room**

9'1 max x 5'11 max (2.77m max x 1.80m max)

Fitted with a cupboard and drawer base unit with matching wall mounted cupboard, woodblock effect worksurface with inset stainless steel sink/drain unit, fully tiled walls, obscured glazed window to the side elevation, space and point for low level freezer, space and point for further free standing appliance and stainless steel heated towel rail.

### **First Floor**

### **Landing**

With stairs rising from the living room and wooden latched doors to:

### **Bedroom 1**

14'8 max x 11'9 max (4.47m max x 3.58m max)

With window to the side elevation, attractive feature fireplace and radiator.

### **Bedroom 2**

11'5 x 10'2 max (3.48m x 3.10m max)

With window to the side elevation and radiator.

### **Outside**

#### **Gardens**

To the front a generous driveway providing off road parking for a number of vehicles with gated side access leading to:

The good sized rear garden is predominantly laid to lawn being bordered with a selection of bed planted with a mixture of mature shrubs and seasonal flowers. A paved patio area abuts to the rear of the property offering a perfect space and outside dining and entertaining. There is also detached outbuilding (former single garage), large timber garden store and greenhouse. Adjoining the rear of the property is a small brick house where the floor standing oil fired boiler is located and there is space and plumbing for a washing machine.

#### **Agent Note**

Council Tax Band: C

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 b y full inspection, survey, searches/enquiries and professional advice about all relevant

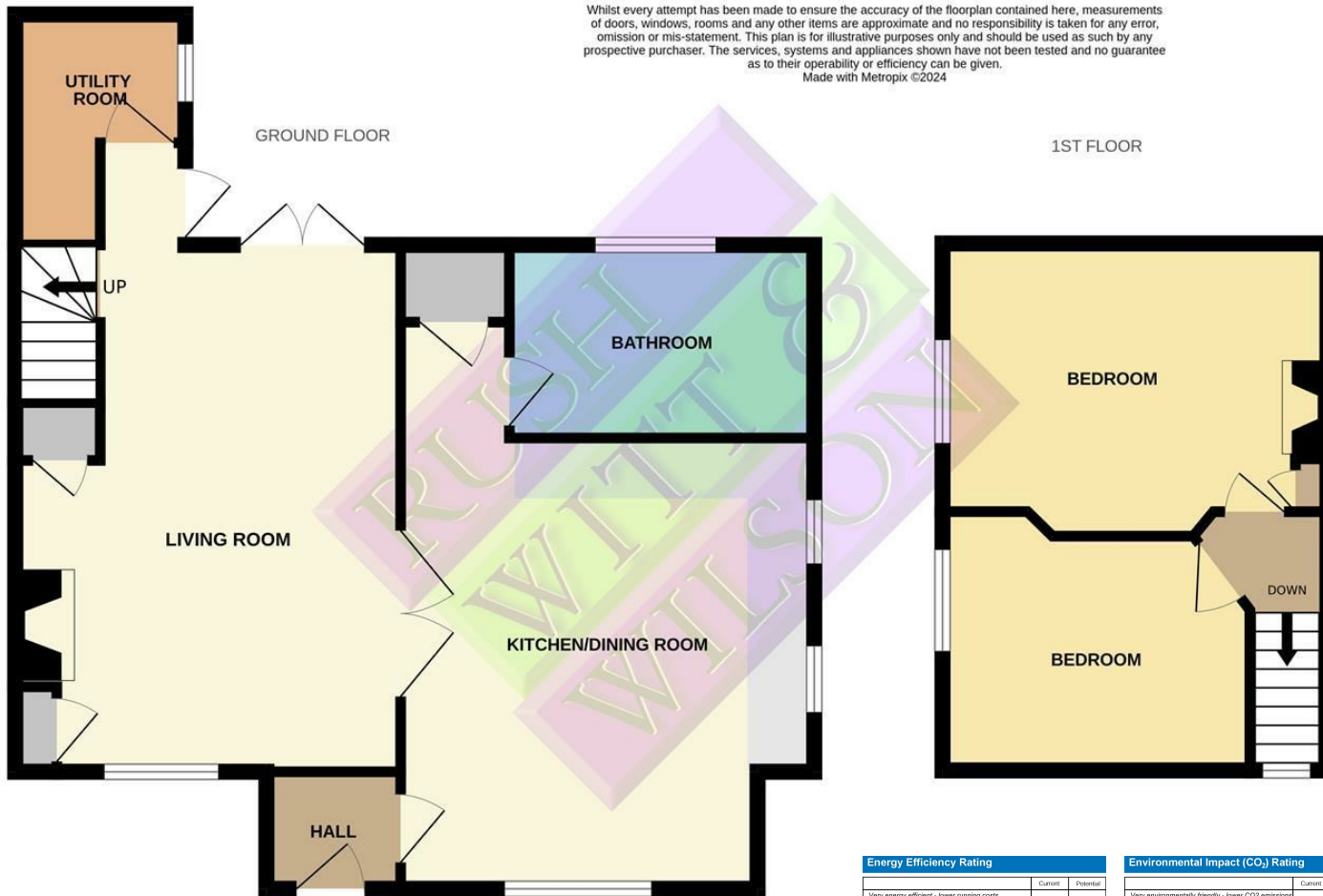
aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.







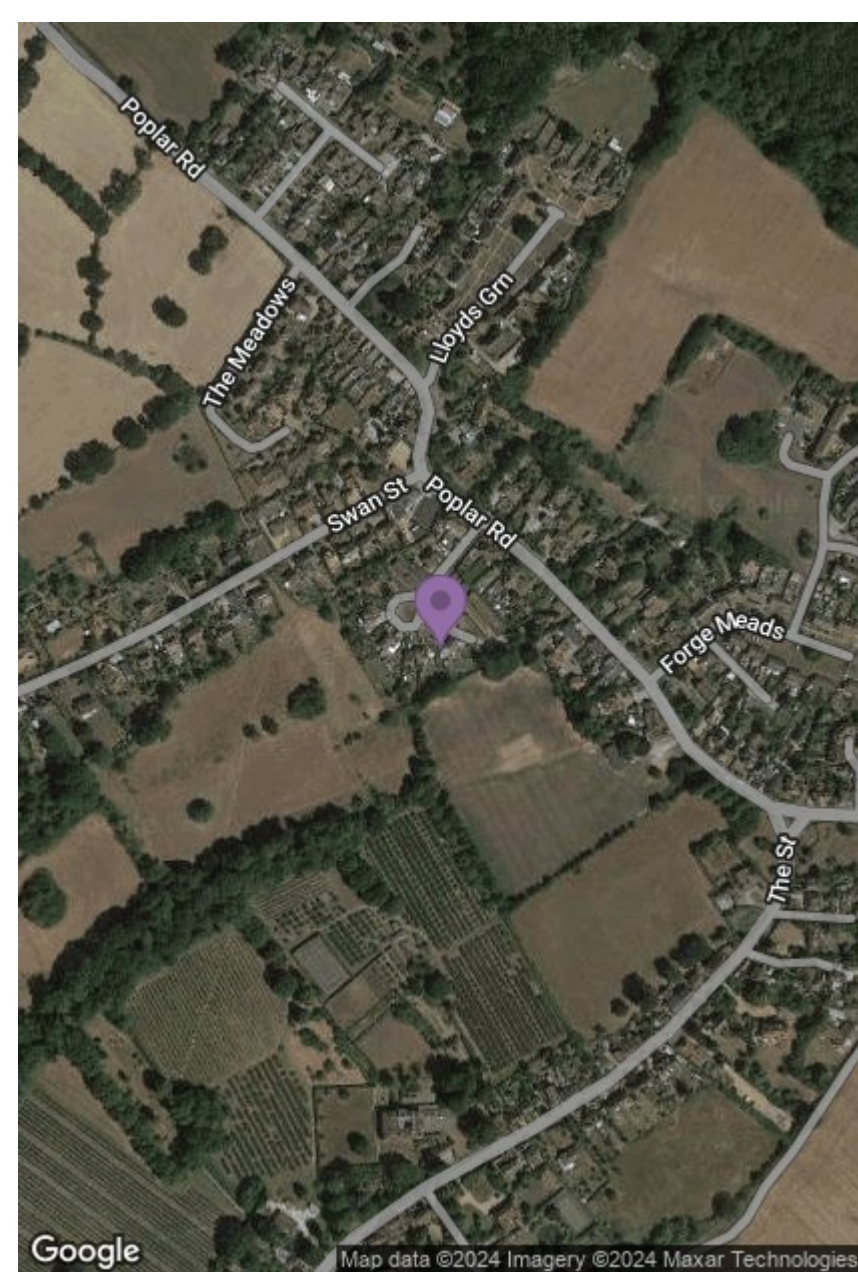
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(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	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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