

**RUSH
WITT &
WILSON**



**St. Lukes Hall, The Street, Wittersham, Tenterden, Kent TN30 7EA
Offers In The Region Of £425,000**

Rush Witt & Wilson are pleased to offer this most charming attached character home enjoying delightful views of the St John the Baptist Church situated in the heart of the popular village of Wittersham. The well-proportioned accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, fitted kitchen and a 23'1 x 20'4 open plan living/dining room with impressive exposed brick feature fireplace on the ground floor. On the first floor is the three good sized bedrooms, all with fitted wardrobes and the family bathroom. Outside is a small courtyard enjoying a pleasant view of the village Church. An internal inspection of this generously proportioned and unique converted former village hall is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Entrance Hallway

12'1 x 5'3 (3.68m x 1.60m)

With oak entrance door to the side elevation, stairs rising to the first floor, wall mounted electric storage heater, door through to the kitchen and living/dining room and further folding door to:

Cloakroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, heated towel rail, obscured glazed window to the side elevation and large fitted storage cupboard.

Kitchen

10'1 x 9'5 max (3.07m x 2.87m max)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset ceramic sink/drainage unit and tiled splash-back, inset AEG electric hob with integrated oven beneath and

extractor canopy above, integrated fridge/freezer, integrated AEG washing machine, integrated Miele tumble dryer, serving hatch through to the living/dining room and being double aspect with window to the front and side elevations, the latter enjoying a pleasant view over the Church.

Living/Dining Room

23'1 x 20'4 max (7.04m x 6.20m max)

Being double aspect with a range of windows to the front and rear elevations, the latter enjoying delightful views over the church, an impressive 'full height' exposed brick inglenook fireplace, two wall mounted electric storage heaters, fitted under stairs storage cupboard, exposed timbers and beams.

First Floor**Landing**

Being part galleried with stairs rising from the entrance hallway, window to the rear elevation enjoying views over the Church, fitted airing cupboard housing insulated hot water tank, access to loft space, range of fitted display shelving and doors to:

Master Bedroom

21'2 x 13'0 max (6.45m x 3.96m max)

Being double aspect with windows to the front and rear elevations, the latter enjoying lovely views of the Church, two double fitted wardrobes.

Bedroom 2

10'5 x 9'2 (3.18m x 2.79m)

With window to the front elevations, wall mounted electric storage heater and fitted double wardrobe.

Bedroom 3

10'1 x 9'7 (3.07m x 2.92m)

Being double aspect with windows to the front and side elevations, wall mounted electric storage heater and fitted double wardrobe.

Family Bathroom

Fitted with a traditional styled white suite comprising low level W.C, marble vanity unit with inset wash-hand basin and fitted shelf beneath, panelled bath with mixer tap, hand held shower attachment, fixed shower above and folding screen, part tiled walls, heated towel rail and window to the rear elevation.

Outside**Small Courtyard Garden**

To the side a white picket gate opens to a low level brick walled courtyard with a stone paved pathway proceeding to the front door and gravelled seating area to one side providing space outside dining and enjoying the stunning views across the village Church. To the side of the property being adjacent to the entrance to the Church is public car parking area.

Agent Note

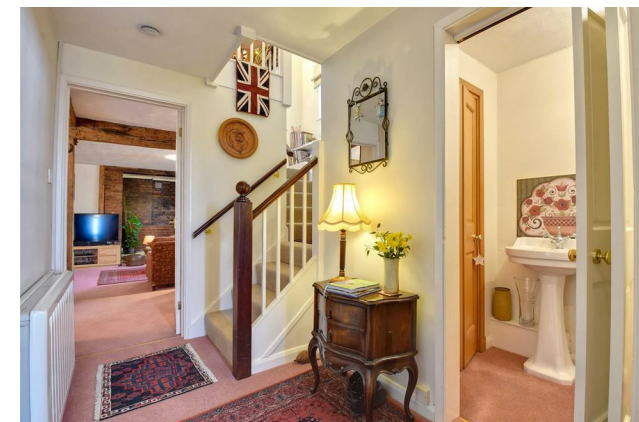
Council Tax Band: E

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.

GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs [92-100] A		Very environmentally friendly - lower CO ₂ emissions [10-15] A	
[85-91] B		[16-20] B	
[75-84] C		[21-25] C	
[65-74] D		[26-30] D	
[55-64] E		[31-35] E	
[45-54] F		[36-40] F	
[35-44] G		[41-45] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Current Energy Rating: **79**
Current Environmental Impact Rating: **57**

