

**RUSH
WITT &
WILSON**



**60 Rogersmead, Tenterden, Kent TN30 6LF
Offers In The Region Of £550,000**

Rush Witt & Wilson are pleased to offer this well presented detached family home with generous rear garden/area of light woodland occupying a highly sought after location within easy reach of Tenterden High Street.

The accommodation is arranged over two floors comprising of a generous entrance hallway, kitchen, cloakroom and stunning 'L shaped' living/dining room with log burning stove and direct access to the garden on the ground floor. On the first floor are three bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits a generous brick paved driveway to the front and established rear garden backing through to privately owned area of light woodland.

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



Entrance Hallway

With entrance door and obscured glazed window to the front elevation, stairs rising to the first floor, fitted coat cupboard, wooden flooring, recessed ceiling spot lights, radiator and oak doors to:

Kitchen

15'2 max x 7'11 max (4.62m max x 2.41m max)

Fitted with a range of bespoke grey shaker style cupboard and drawer base units with complementing woodblock work surface and matching splash-backs, inset stainless steel 1.5 bowel sink/drain unit, space and point for range style cooker with glass back plate and stainless steel extractor canopy above, integrated dishwasher, space and point for free standing fridge/freezer, cupboard with space and plumbing of washing machine, tiled flooring, cupboard housing wall mounted gas fired boiler, roof light, window to the front elevation, recessed ceiling spotlights, radiator, oak door through to the living/dining room and further oak door to:

Cloakroom

Fitted with a white suite comprising low level W.C with concealed cistern, counter top butler sink with mixer tap and hand held shower attachment, radiator, fitted cupboard, tiled flooring and recessed ceiling spot lights.

Living/Dining Room (L Shaped Room)

28'0 max x 28'0 (8.53m max x 8.53m)

Being double aspect with windows to the front and rear elevations, two sets of glazed double doors allowing access to the garden, free standing log burning stove, four radiators, fitted storage cupboard and recessed ceiling spot lights.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space, fitted air-conditioning unit and oak doors to:

Master Bedroom

12'5 x 10'8 (3.78m x 3.25m)

With window to the rear elevation enjoying views over the rear garden and area woodland beyond, range of fitted wardrobes, radiator, wooden flooring and oak door to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, wall mounted wash-hand basin, corner shower cubicle with sliding door, stainless steel heated towel rail, recessed ceiling spotlights and obscured glazed window to the front elevation.

Bedroom 2

10'7 x 8'4 (3.23m x 2.54m)

With window to the front elevation, recessed ceiling spot lights and radiator.

Bedroom 3

11'8 x 6'0 (3.56m x 1.83m)

With window to the front elevation, range of fitted wardrobes, recessed ceiling spot lights and radiator.

Family Bathroom

Fitted with a modern white suite comprising low level W.C with concealed cistern, wall mounted vanity unit with inset wash-hand basin and fitted storage beneath, large walk-in shower cubicle with glass screen, radiator, recessed ceiling spotlights and obscured glazed window to the side elevation.

Outside

Garden

To the front a brick paved driveway provides off road parking for a number of cars being bordered with an area of lawn. Gated side access leads to:

The established rear garden offering a generous paved patio abutting the rear of the house offering a delightful space for outside dining and entertaining, this leads to an area of level lawn bordered with a selection of beds planted with an array of shrubs and seasonal flowers, a pathway leads to a timber garden store and further paved patio area. Gated access with steps at the rear lead to a privately owned area of light woodland being interspersed with a selection of mature trees, pathways, seating areas and a detached summer house.

Agent Note

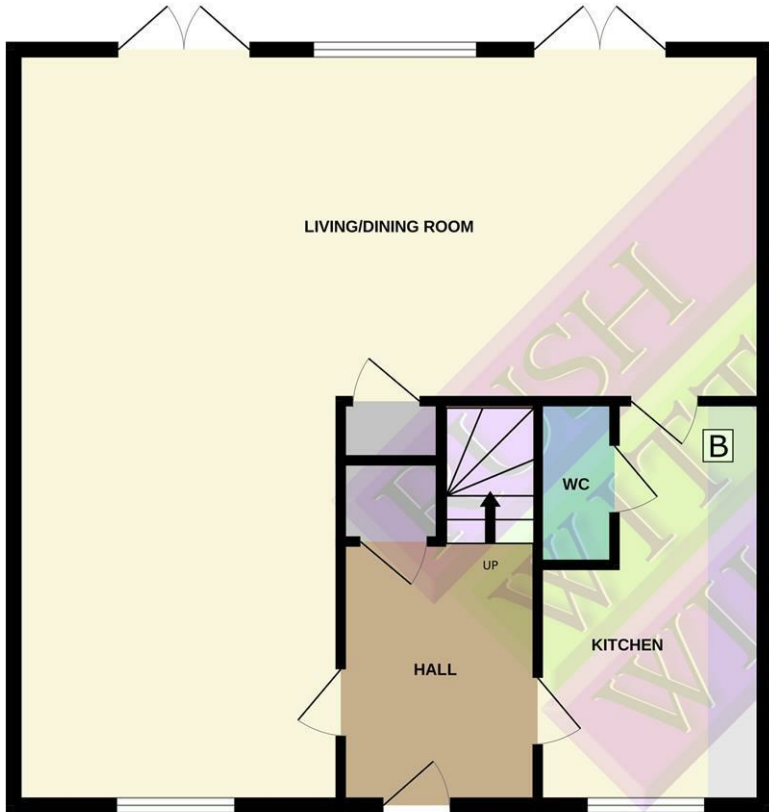
Council Tax Band: E

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92-100) A		(82-94) A	
(81-91) B		(61-81) B	
(69-80) C		(49-60) C	
(55-68) D		(35-48) D	
(39-54) E		(21-34) E	
(21-38) F		(11-20) F	
(1-20) G		Not environmentally friendly - higher CO ₂ emissions	
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



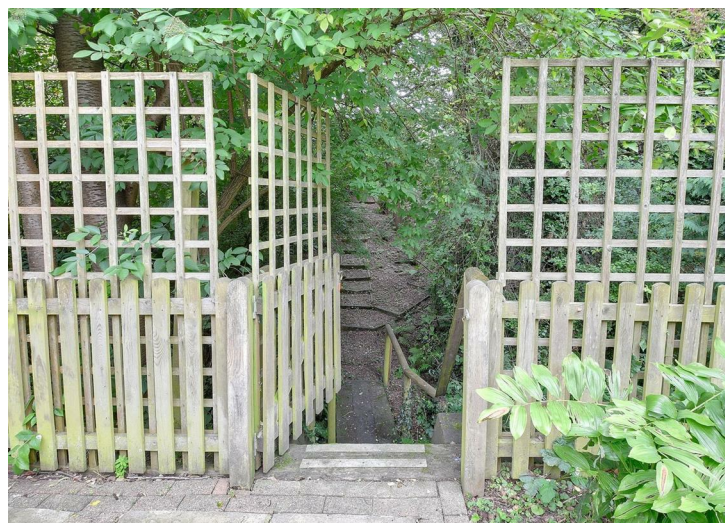
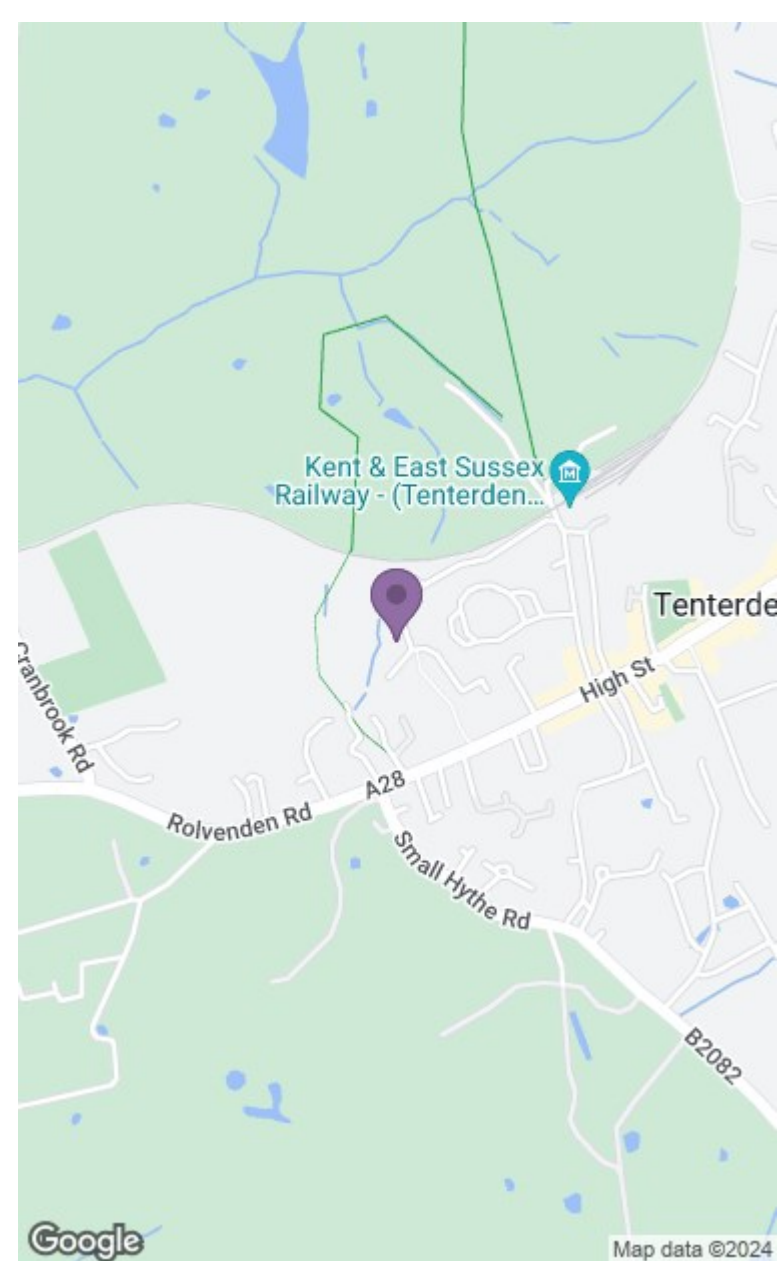
GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.

TOTAL FLOOR AREA : 1253sq.ft. (116.4 sq.m.) approx.
 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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1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.





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