

**RUSH  
WITT &  
WILSON**



**4 Golden Square, Tenterden, Kent TN30 6RN**  
**Offers In The Region Of £490,000**



**Rush Witt & Wilson are pleased to offer this most attractive Grade 11 Listed character cottage occupying a highly sought after location within easy walking distance of the picturesque tree lined High Street of Tenterden.**

**The well-proportioned accommodation is arranged over three floors and comprises a living room with impressive inglenook fireplace and kitchen/dining room on the ground floor. On the first floor is a generous landing/study area, the family bathroom and a double bedroom with two further double bedrooms, one with an en-suite shower room on the second floor. Outside the property offers enclosed rear courtyard.**

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



**Living Room**  
12'8 x 12'6 (3.86m x 3.81m)  
Entrance door and bay window with fitted plantation shutters to the front elevation, attractive inglenook fireplace with exposed brick hearth, oak bressumer and inset log burning stove, wooden flooring, radiator, exposed timbers, doorway leading through to:

**Kitchen/Dining Room**  
18'8 max x 12'8 max (5.69m max x 3.86m max )  
Fitted with a range of cream shaker style cupboard and drawer base units with complimenting solid woodblock work surface, inset butler sink, space and plumbing for slimline dishwasher, space for fridge/freezer, space and plumbing for washing machine, exposed brick feature fireplace with tiled countertop and inset induction hob with integrated oven beneath, space for table and chairs, stairs rising to the first floor with fitted storage cupboard beneath, wooden flooring, radiator, exposed timber and beams, decorative stain glass window to the rear elevation, glazed door allowing access onto the rear garden.

**First Floor**

**Landing**  
Range of exposed timber and beams, being part galleried, radiator, stairs rising to the second floor, being open plan to:

**Study Area**  
6'9 x 5'9 (2.06m x 1.75m )  
Window to the rear elevation, radiator.

**Bedroom One**  
13'2 x 12'7 (4.01m x 3.84m)  
Large window to the front elevation enjoying a pleasant outlook down Oaks Road towards the High Street, exposed timber and beams, attractive feature fireplace, exposed floorboards, radiator.

**Bathroom**  
Fitted with a traditional white suite comprising low level wc, pedestal wash hand basin, wooden panel enclosed bath with mixer tap and hand held shower attachment, wood effect

flooring, fully tiled walls, stainless steel heated towel rail, obscure glazed window to the rear elevation, fitted storage cupboard housing wall mounted gas fired boiler.

**Second Floor**

**Landing**  
Access to loft space, exposed timber and beams, doors off to the following:

**Bedroom Two**  
13'4 x 12'8 (4.06m x 3.86m)  
Large window to the front elevation enjoying views down Oaks Road towards the High Street, exposed timber and beams, exposed floorboards, radiator.

**Bedroom Three**  
10'3 x 9'4 (3.12m x 2.84m)  
Window to the rea elevation, exposed timber and beams, exposed floorboards, radiator, sliding door leading through to:

**En-Suite Shower Room**  
Fitted with a white suite comprising low level wc, pedestal wash hand basin, fully tiled shower cubicle with folding door, stainless steel heated towel rail, half panelled walls, wood effect flooring.

**Outside**

**Front Shared Garden**  
Walled front garden shared with next door, gated brick pathway proceeding to the front doors with a small area of lawn bordered with beds planted with a mixture of shrubs.

**Courtyard Garden**  
The attractive rear courtyard is fully paved offering space for outstanding dining and entertaining, bordered with raised brick beds planted with a mixture of shrubs and seasonal flowers, abutting the rear of the property is a small log store and towards the end of the garden is a brick built former privy providing useful storage.

**Agents Note**  
Council Tax Band: D

Please note, there is a pedestrian right of way through to rear garden for the neighbouring cottage.

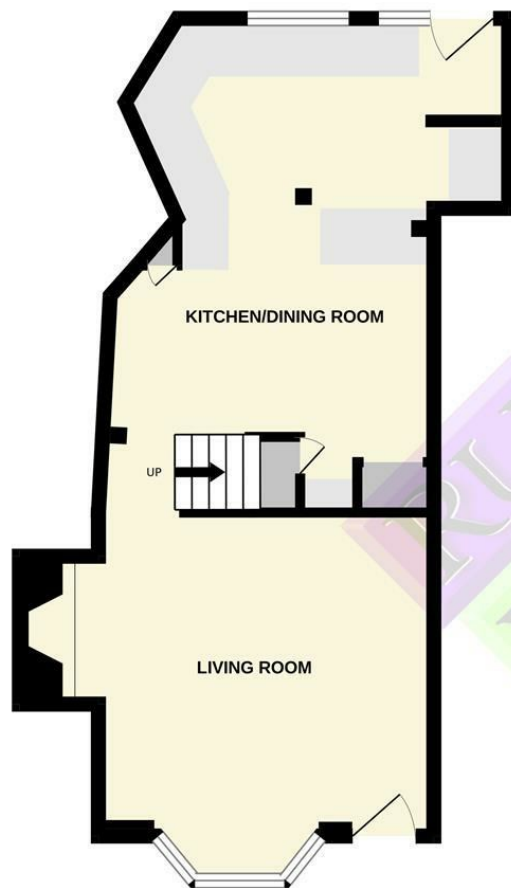
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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





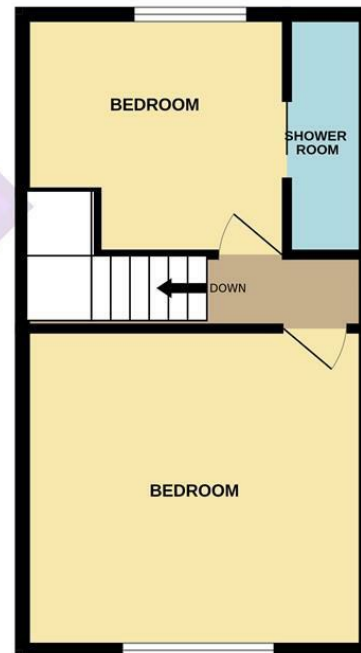




GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (31.0 sq.m.) approx.

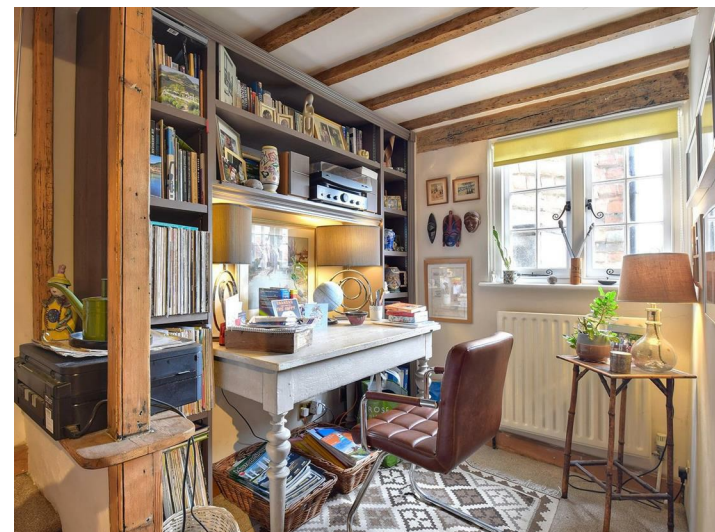
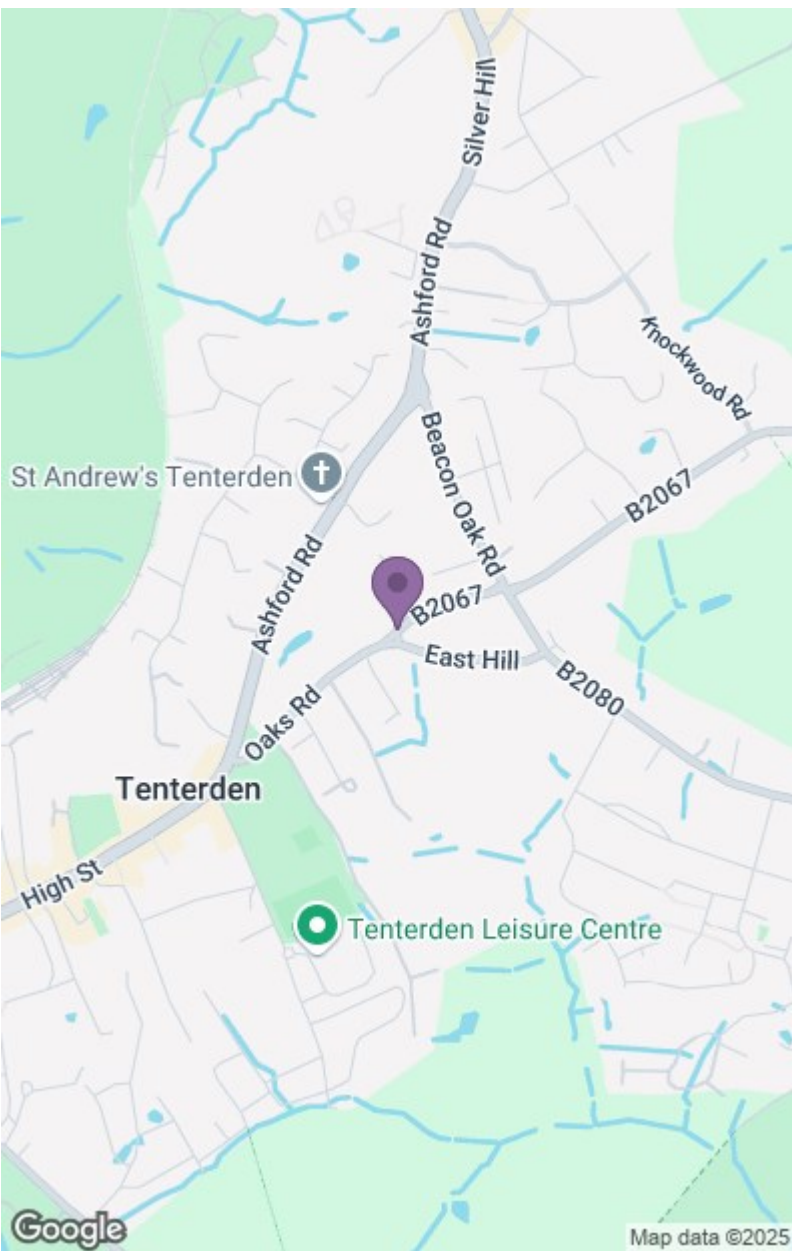
TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

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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