

**RUSH
WITT &
WILSON**



8 The Street, Wittersham, Tenterden, Kent TN30 7ED
Offers in the region of £475,000

Rush Witt & Wilson are pleased to offer this most attractive Grade II Listed semi-detached cottage occupying a popular location within the heart of Wittersham, enjoying delightful views over adjoining farmland to the rear.

**Offering a wealth of period features through-out the well-proportioned accommodation comprising of an reception hall/snug, kitchen/breakfast room, dining room with log burning stove and living room with impressive inglenook fireplace on the ground floor. On the first floor are the bedrooms and the family bathroom. Outside the cottage benefits from small 'cottage style' gardens to the front and rear, a detached garage and off road parking.
Offered to the market CHAIN FREE.**

An internal inspection of this charming home is highly recommended, for further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Reception Hall/Snug

12'5 x 9'2 (3.78m x 2.79m)

With entrance door to the side elevation, window to the rear overlooking the garden and adjoining fields beyond, exposed beams, radiator, stairs rising to the first floor with fitted storage cupboard beneath and wooden latched doors leading to:

Dining Room

12'3 x 10'5 max (3.73m x 3.18m max)

With sash window to the front elevation, attractive exposed brick feature fireplace with inset log burning stove, exposed floorboards, radiator, exposed timbers and beams.

Living Room

12'3 x 15'0 max (3.73m x 4.57m max)

With sash window to the front elevation, impressive exposed brick inglenook fireplace with oak bessemer and quarry tiled hearth, exposed floorboards, radiator, further high level window to the front elevation, exposed timbers and beams.

Kitchen/Breakfast Room

12'7 x 11'11 (3.84m x 3.63m)

Fitted with a range of shaker style cupboard base units with complementing part woodblock/part granite effect work surface with inset circular stainless steel sink unit and tiled splash-backs, black two oven electric Aga with mirrored tile splash-back, integrated low level fridge, integrated low level freezer, integrated washing machine, integrated dishwasher, exposed brick feature fireplace, exposed beams, range of fitted shelving, radiator, window to the rear elevation and part glazed stable door allowing access to the garden.

First Floor

Landing

With stairs rising from the reception hall/snug, exposed floorboards and wooden latched doors to:

Bedroom 1

12'2 x 11'9 (3.71m x 3.58m)

With window to the front elevation, range of fitted wardrobes, wooden panelled ceiling, exposed floorboards and radiator.

Bedroom 2

12'1 x 10'2 (3.68m x 3.10m)

With window to the front elevation, exposed floorboards and radiator.

Bedroom 3

10'0 x 9'4 (3.05m x 2.84m)

With window to the side elevation, radiator and access to eaves storage.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, free standing roll top bath with mixer tap and hand held shower attachment, half panelled walls, radiator, fitted airing cupboard housing insulated hot water tank, access to eaves storage and windows to the side and rear elevations.

Outside

Garden

To the front is an area of lawn bordered with well-stocked beds planted with an array of seasonal flowers, roses and shrubs. A brick paved pathway proceeds down the side of the cottage to the front door and gated access to:

The rear garden backs through to and enjoys views over adjoining fields with a small area of lawn, paved patio area abutting the rear of the cottage, beds planted with a mixture of shrubs and flowers and store room housing the floor standing oil fired boiler.

A shared driveway located between Courtyard Cottage 8A The Street and Bramble Cottage gives access to an area of hardstanding providing off road parking for a number of cars and access to the detached garage and gated access through to the rear garden.

Detached Garage

16'0 x 11'10 (4.88m x 3.61m)

With up and over door to the front elevation, personal door and window to the side, light and power connected.

Agent Note

Council Tax Band: E

Please note the owners of Bramble Cottage have a right of way along the driveway providing access to their rear garden.

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.

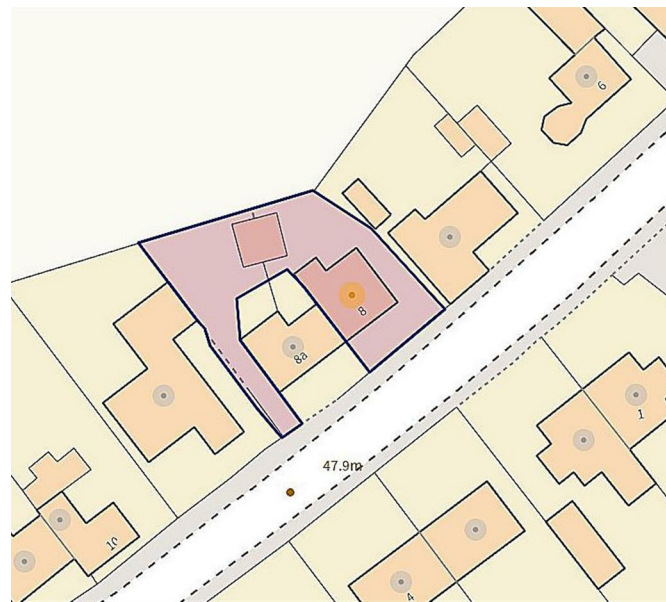
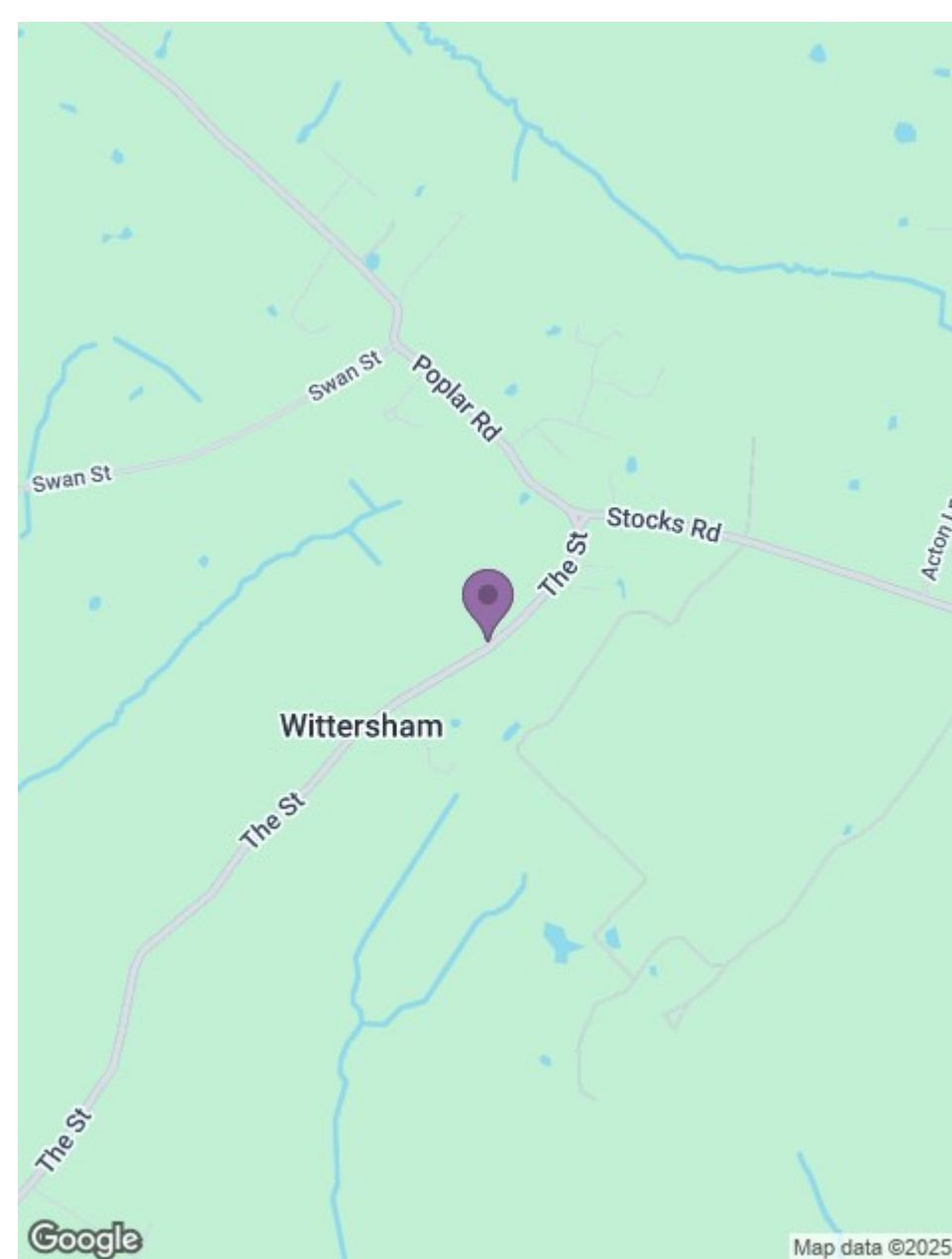




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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