



The Street, Wittersham, TN30 7EA

GUIDE PRICE £450,000 - £475,000



GUIDE PRICE £450,000 - £475,000. Charming Grade II Listed cottage with deceptively spacious accommodation and attractive period features, offering four bedrooms, kitchen/dining room and two further reception rooms, located in the popular village of Wittersham with views over the ancient parish church.

The current vendors have sympathetically improved the cottage which offers a useful entrance porch with built in storage and tiled floor with underfloor heating, leading to the sitting room with feature brick fireplace and double-sided log burner, also open to the dining room. Stairs lead up to first floor and a further doorway leads to an additional double aspect reception room currently used as a snug.

The sitting room leads on to the bright double aspect dining room with tiled floor and views over the garden and church beyond and is open to the kitchen, offering a range of cream shaker style wall and base units with oak worksurfaces, integrated dishwasher, AEG under counter oven and induction hob with extractor above and space for further appliances. An internal doorway leads to a cloakroom with WC, basin and generous built in storage with a further external doorway leading out to the garden.

The first-floor accommodation offers a double aspect master bedroom, a second bedroom featuring a wall of built in storage with an addition of a cloakroom with WC, a third bedroom also featuring built in storage and a fourth with an attractive window seat and window overlooking the church. The recently installed family bathroom offers a suite comprising of a panelled bath, hand basin with vanity storage below, WC and heated towel rail with window to the rear and the landing offers access to a generous boarded and insulated loft space with lighting and power points, ideal for storage.

Externally the property features a pretty south facing garden with views over the village's ancient church. A decked area provides entertaining space and there is a useful garden room with power and lighting and additional store. A side gate leads to the front of the property and a gravelled driveway with store, providing off road parking for one vehicle, with further unrestricted road parking available.

Agents note: We understand that the path at the back of the property and a small strip of land to the boundary at the left-hand side of the garden is covered by a declaration of continuous usage.

- Tenure - Freehold
- Council Tax Band - E
- EPC Exempt
- Services – Mains Water, Sewerage, and Electricity
- Heating – Oil Fired Central Heating
- Broadband – Average Broadband Speed 16mb – 32mb
- Mobile Phone Coverage – Poor – Good
- Flood Risk – Very Low
- Garden Orientation – South Facing



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To the front is a gravelled driveway with useful store, providing off road parking for one vehicle, with further unrestricted road parking available.

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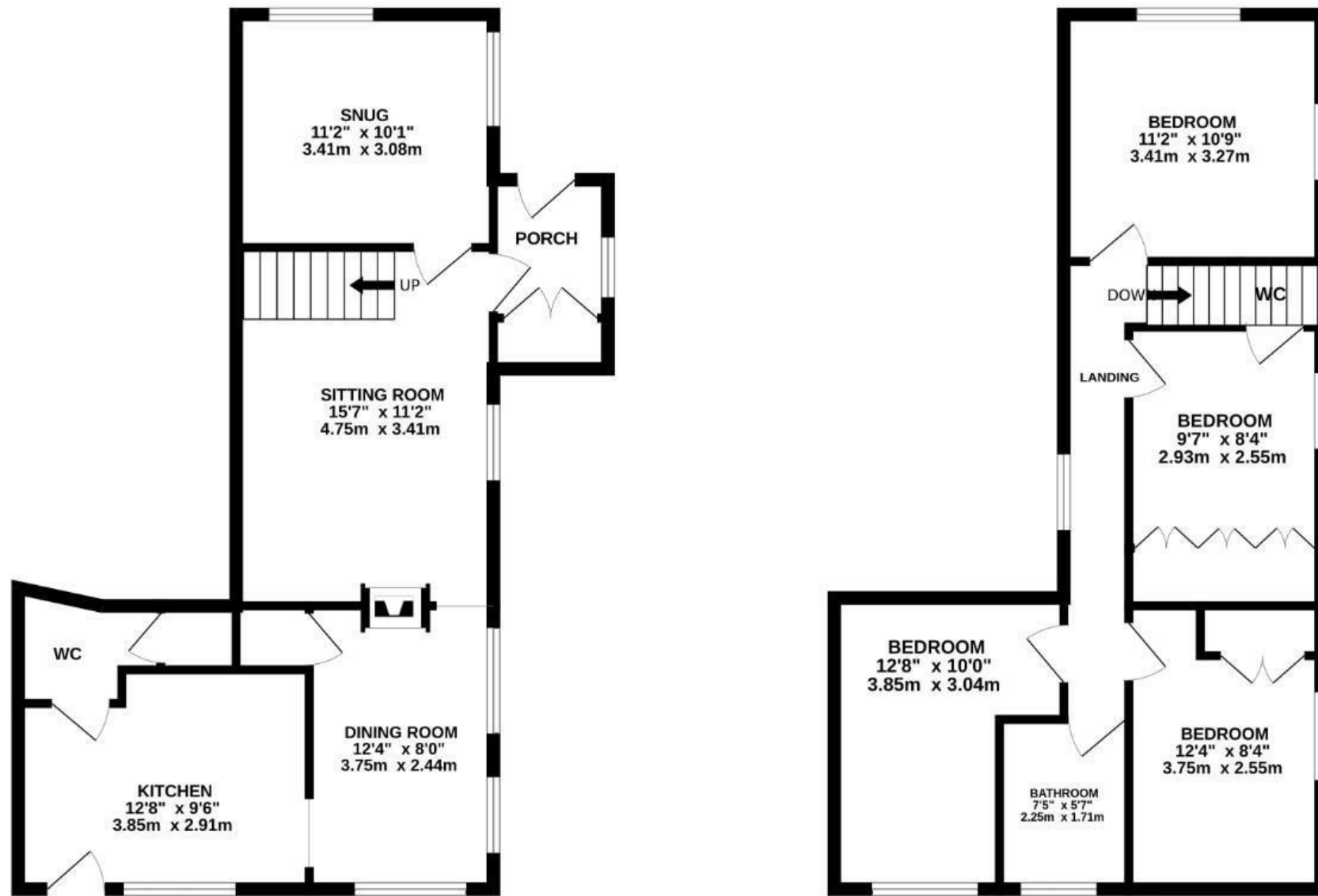
Flood Risk – Very Low

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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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Tenure: Freehold
 Council Tax Band: E

- CHARMING GRADE II LISTED FOUR BEDROOM COTTAGE
- ATTRACTIVE PERIOD FEATURES
- SHAKER STYLE KITCHEN / DINING ROOM
- TWO FURTHER RECEPTION ROOMS
- ENCLOSED GARDEN OVERLOOKING THE CHURCH
- GARDEN ROOM & STORE
- OFF ROAD PARKING
- WALKING DISTANCE TO VILLAGE AMENITIES AND PRIMARY SCHOOL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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