



# Unity Cottage, 12 The Street, Wittersham, TN30 7ED

Guide Price £450,000 - £475,000



GUIDE PRICE £450,000 - £475,000. NO ONWARD CHAIN. Attractive double fronted, attached three-bedroom character cottage with generous garden and off-road parking, located in the popular village of Wittersham.



The welcoming accommodation offers a charming sitting/dining room adorned with beams and featuring double bay windows, stairs to first floor, stunning parquet floor and feature brick fireplace with log burning stove.

A doorway leads through to the kitchen fitted with a range of wall and base units with window overlooking the rear garden and doorways leading to a useful shower room and cloakroom with WC, and to the conservatory with views over and doorway leading out to the garden.

The first floor offers two double bedrooms positioned at the front of the property, both with attractive beams, feature fireplaces and built in storage, a third double aspect bedroom with built in storage, and the family bathroom featuring traditional panelling and suite comprising of a bath, pedestal basin and WC.

Externally the rear garden is a particular feature of the property and boasts a patio area with pretty brick pathways that lead up to a generous lawn and timber shed. There are a variety of established beds and the plot is bordered by an array of mature trees and shrubs. To the end of the garden sits a timber summerhouse with gate leading out to the orchard beyond.

The property is located in the popular of the village of Wittersham offering a range of facilities including primary school, recreational ground, public house, community market, general store, hairdressers and village hall. Peasmash village is within 3.5miles, which offers Jempson's supermarket.

The market town of Tenterden is about 5 miles inland offering a wide range of facilities including Waitrose and Tesco supermarkets, quality shops, banks, public houses, and restaurants. To the south, is the Ancient Town and Cinque Port of Rye (6 miles) renowned for its historical associations and fine period architecture. As well as its charm, the town has a range of shopping facilities, smaller retail units, cafés and art/antique galleries and an active local community. Wittersham has a local primary school and Tenterden offers further state primary and secondary schools.

Nearby Rye and Appledore train stations offer direct links to the high-speed service from Ashford Ashford International Station. The M20 can be joined at Ashford via the A259 and A2070 with connections to the M25 and Dover Ferry Port.

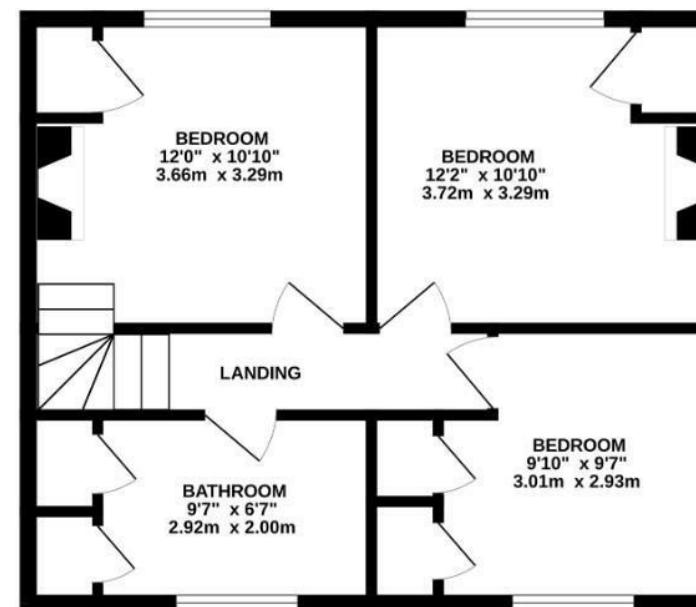
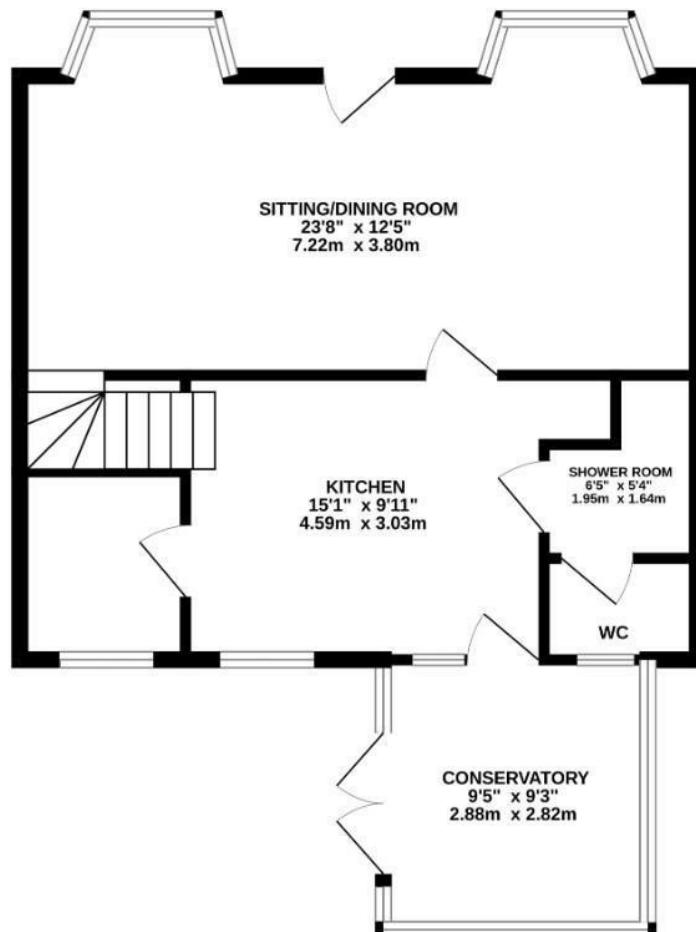
Tenure - Freehold  
Services – Oil Fired Central heating, Mains Water, Sewerage, and Electricity  
Broadband – Average Broadband Speed 17mb – 49mb  
Mobile Phone Coverage – Okay – Good  
Flood Risk – Very Low





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

- THREE BEDROOM ATTACHED CHARACTER COTTAGE
- UNLISTED
- SITTING ROOM WITH LOG BURNER
- GENEROUS GARDEN WITH TIMBER SHED AND SUMMER HOUSE
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- COUNCIL TAX BAND E
- EPC RATING E
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.