

**RUSH
WITT &
WILSON**



**The Coach House Golden Square, Tenterden, Kent TN30 6RR
Offers In Excess Of £550,000 Freehold**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this detached home with large gardens occupying a tucked away location within easy walking distance of the picturesque tree lined High Street of Tenterden.

The accommodation offers the scope to enhance/modernise throughout and is arranged over two floors comprising of an entrance hallway, cloakroom/wc, kitchen and living room on the ground floor. To the first floor there are four bedrooms and a family bathroom.

Outside the property benefits from off road parking, an integral carport and good sized rear gardens.

Properties within this proximity to the High Street with parking and generous gardens are rarely available and as the vendor's sole agents would advise early inspection to fully appreciate the merits of this unique home. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

Part obscure glazed entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, doors off to the following:

Cloakroom/WC

Fitted with a low level wc, wall mounted wash hand basin with tiled splashback, radiator, obscure glazed window to the side elevation.

Kitchen

19' x 8' (5.79m x 2.44m)

Fitted with a range of modern style grey cupboard and drawer base units with matching wall mounting cupboards, complimenting granite effect worktop surfaces with tiled splashback, inset stainless steel sink drainer unit, space for gas cooker with extractor canopy above, space and plumbing for washing machine, space for low level fridge and freezer, space and plumbing for dishwasher, wall mounted gas fired boiler, two radiators, windows to the side and front elevations, door through to:

Living Room

11'8 x 18'3 (3.56m x 5.56m)

Two windows to the rear elevation, part glazed door with access onto the garden, stone clad feature fireplace, radiator.

First Floor

Landing

Window to the front elevation, access to loft space, generous fitted airing cupboard housing hot water tank, doors off to the following:

Bedroom One

18'5 x 10'4 (5.61m x 3.15m)

Double aspect with windows to the front and rear elevations, radiator.

Bedroom Two

11'7 x 10'11 (3.53m x 3.33m)

Window to the front elevation, radiator.

Bedroom Three

11'8 x 10'5 (3.56m x 3.18m)

Window to the rear elevation, fitted wardrobe with sliding doors, radiator.

Bedroom Four

12' x 7'4 (3.66m x 2.24m)

Window to the rear elevation, radiator.

Bathroom

Fitted with a coloured suite comprising low level wc, pedestal wash hand basin, panel enclosed bath, part tiled walls, radiator, obscure glazed window to the side elevation.

Outside

Front Garden

The property sits back from the road being accessed via a shared gravelled driveway to off road parking for one vehicle and access to:

Integral Car Port

18'7 x 10' (5.66m x 3.05m)

Rear gated access leading through to:

Rear Garden

Of a good size and is predominantly laid to lawn being bordered with a range of established shrubs and trees.

Agents Note

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-44) F			
(1-30) 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	(92-100) A		
(81-91) B			
(69-80) C			
(57-68) D			
(45-54) E			
(31-44) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

