

**RUSH
WITT &
WILSON**



The Orchards, 28b Poplar Road, Wittersham, Tenterden, Kent TN30 7NT
Offers In The Region Of £695,000 Freehold

Rush Witt & Wilson are pleased to offer modern detached family home occupying a tucked away location down a private driveway within the heart of the popular village of Wittersham.

The well proportioned accommodation is arranged over two floors and comprises a generous entrance hallway, cloakroom, modern fitted kitchen, utility room, dining room, 21'6 living room with direct access to the garden and study on the ground floor. On the first floor are four bedrooms, two with en-suite facilities and the family bath/shower room. Outside the property offers off road parking, a detached single garage and rear garden.

Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway Entrance door to the front elevation, wooden flooring, stairs rising to the first floor with fitted cupboard beneath housing floor standing oil fired boiler, radiator, connecting doors to:	Bedroom One 14'11 x 14'6 (4.55m x 4.42m) Window to the front elevation, two fitted wardrobes, radiator, door to:	Council Tax Band - F
Cloakroom Fitted with a white suite comprising low level wc, pedestal wash-hand-basin, stainless steel heated towel rail, wooden flooring, obscured glazed window to the front elevation.	En-Suite Shower Room Modern white suite comprising low level wc, pedestal wash-hand-basin, corner shower cubicle, heated towel rail, obscured glazed window to the rear elevation.	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.
Living Room 21'6 x 14'11 (6.55m x 4.55m) Double aspect with sash window to the front and glazed double doors to the rear elevation allowing access to the garden, attractive exposed brick feature fireplace with inset log burning stove, radiator.	Bedroom Two 11'11 x 11'6 (3.63m x 3.51m) Window to the rear elevation, double fitted wardrobe, radiator, door to:	Important Notice:
Dining Room 15'3 x 9'5 (4.65m x 2.87m) Two sash windows to the front elevation, radiator.	En-Suite Shower Room Modern white suite comprising low level wc, pedestal wash-hand-basin, corner shower cubicle.	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).
Study 9'7 x 6'11 (2.92m x 2.11m) Sash window to the side elevation, radiator.	Bedroom Three 15'11 x 8'6 (4.85m x 2.59m) Window to the rear elevation, radiator.	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.
Kitchen/Breakfast Room 15'3 max x 12'3 (4.65m max x 3.73m) Fitted with a range of 'cream gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-back and inset stainless steel sink/drainер unit, space and point for range style cooker with fitted stainless steel back plate and extractor canopy above, integrated low level fridge, integrated dishwasher, tiled flooring, radiator and double doors allowing access to the garden, connecting door through to:	Bedroom Four 11'3 x 6'5 (3.43m x 1.96m) Window to the rear elevation, radiator.	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.
Utility Room 9'3 x 6'2 (2.82m x 1.88m) Fitted granite work-surface with range of 'cream gloss' cupboard base units beneath, space and plumbing for washing-machine, space and point for tumble dryer, up-right unit housing integrated fridge/freezer, tiled flooring, window to the rear elevation.	Family Bath/Shower Room 11'2 x 9'1 (3.40m x 2.77m) Modern white suite comprising low level wc, free standing bath, pedestal wash-hand-basin, corner shower cubicle, heated towel rail, obscured glazed window to the front elevation.	4. VAT: The VAT position relating to the property may change without notice.
First Floor	Outside Gardens To the front a generous driveway provides offer road parking for a number of cars and access to the detached single garage. Gated access leads to: The rear garden is predominately laid to lawn with a paved patio abutting the rear of the property and a further paved seating area.	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
Landing Stairs rising from the entrance hallway, fitted storage cupboard, access to loft space, doors to:	Detached Single Garage 16'7 x 9'1 (5.05m x 2.77m) Up and over door to the front elevation, light and power connected.	
	Agents Note	



GROUND FLOOR

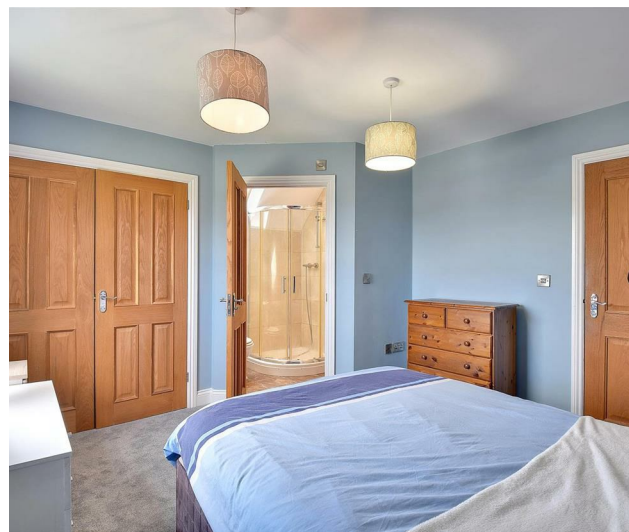
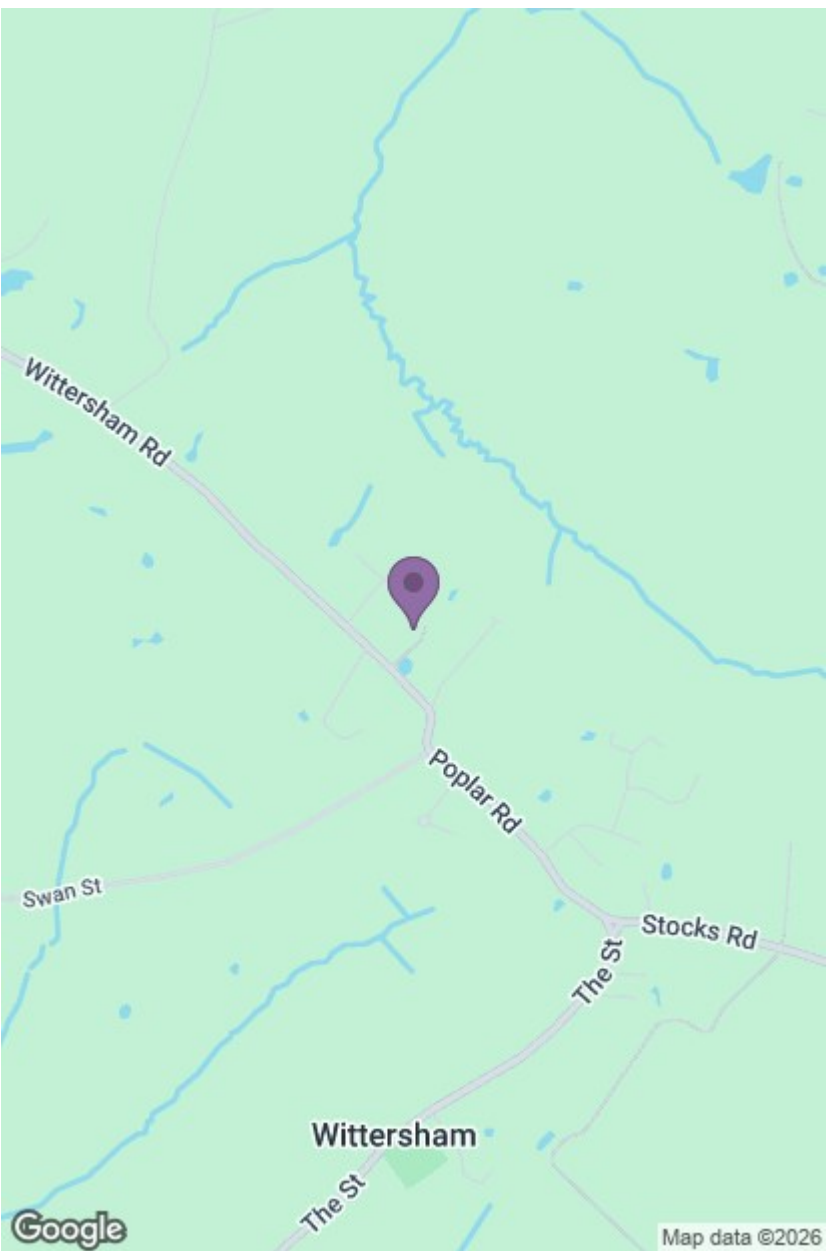


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(82-91) A		
(81-91) B			(67-81) B		
(69-80) C			(55-66) C		
(55-68) D			(45-54) D		
(39-54) E			(31-44) E		
(21-38) F			(11-30) F		
(1-20) G					
All energy efficient - lower running costs		All environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



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