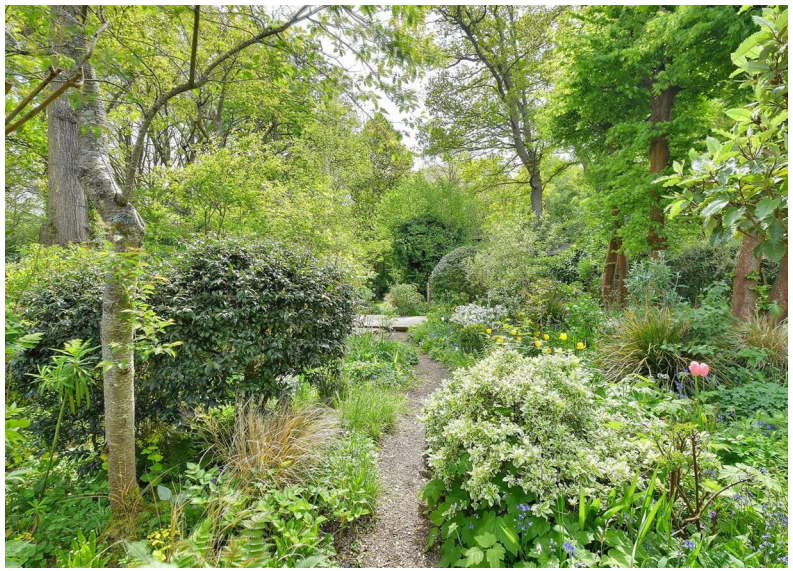
Elmwood Swain Road, St Michaels, Tenterden, Kent TN30 6PJ
Offers In The Region Of £580,000 Freehold

Rush Witt & Wilson are pleased to offer this deceptively spacious chalet style property occupying an elevated position on a highly sought after lane within easy reach of Tenterden High Street.

The well presented accommodation is arrange over two floors and comprises of an entrance hallway, living room with adjoining garden room offering direct access to the garden, kitchen, utility room, dining room, boot room, two double bedrooms and family bathroom on the ground floor. On the first floor are two further bedrooms, a shower room and study/bedroom 5. Outside the property offers off road parking to the front/side and truly impressive established gardens to the rear backing through to adjoining woodland and enjoying a southerly aspect.

A full inspection is highly recommended by the Vendor's sole agents to fully appreciate the merits of this property's lovely lane setting and beautiful gardens. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway
Entrance door to the side elevation, fitted coat cupboard, connecting doors to the kitchen and utility room, archway to the dining room and leading to:

Living Room
15'5 max x 11'8 (4.70m max x 3.56m)
Fitted with a range of shelving, radiator and archway leading to:

Garden Room
15'2 x 7'11 (4.62m x 2.41m)
Windows to the rear and both side elevations, two Velux style windows, radiator and double doors allowing access to the garden.

Utility Room
6'7 x 5'5 (2.01m x 1.65m)
Fitted with a cupboard base unit with complementing work surface above and inset stainless steel sink/drainer unit, space and plumbing for washing machine, space and point for low level fridge/freezer, wall mounted gas fired boiler and window to the side elevation.

Kitchen
Fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-back and inset one and a half bowl stainless steel sink/drainer unit, inset four burner gas hob with stainless steel extractor canopy above and integrated oven beneath, space and point for low level fridge, radiator and window to the rear elevation overlooking the garden.

Sliding door connecting to:

Boot Room
8'6 x 4'2 (2.59m x 1.27m)
With Velux style window, door to the rear elevation allowing access to the garden, quarry tiled flooring.

Dining Room
12'3 x 10'11 max (3.73m x 3.33m max)
Window to the side elevation, stairs rising to the first floor, radiator.

Bedroom One
13'11 x 11'8 (4.24m x 3.56m)
With window to the front elevation, range of fitted wardrobes and radiator.

Bedroom Two
10'5 x 9'7 (3.18m x 2.92m)
With window to the front elevation and radiator.

Bathroom
Fitted with a white suite comprising of a low level wc, panelled bath with mixer tap and hand held shower attachment, vanity unit with inset wash hand basin and storage beneath, radiator, wall mounted heated towel rail, part tiled walls and window to the side elevation.

First Floor

Landing
With stairs rising from the dining room, large 'picture' window to the side elevation, fitted storage cupboard, access to eaves storage space and connecting doors to:

Bedroom Three
14' x 11'2 (4.27m x 3.40m)
With window to the front elevation enjoying a pleasant view over Swain Road, fitted wardrobe, fitted unit comprising of a single bed and range of shelving/cupboards, radiator.

Bedroom Four
11'8 x 10'9 (3.56m x 3.28m)
Window to the rear elevation enjoying a lovely outlook over the garden and adjoining woodland beyond, range of fitted wardrobe, fitted desk and radiator.

Study/Bedroom Five
9'5 x 7'0 (2.87m x 2.13m)
With window to the rear elevation, radiator.

Shower Room
Fitted with a white suite comprising of a low level wc, vanity unit with inset wash-hand basin and storage beneath, corner shower cubicle with sliding doors, heated towel rail and window to the front elevation.

Outside

Gardens
'Elmwood' occupies an elevated position on the lane with a steep sloping brick paved shared driveway to the front providing off road parking/turning space being bordered with a selection of well stocked beds planted with a mixture of mature shrubs and seasonal flowers. Double Gates to one side lead to:

The well-stocked and good sized rear gardens are a real feature of the property and have been thoughtful landscaped and maintained by the current owner. Abutting the rear of the property being accessed from the garden room is a paved patio area offered a perfect space for outside dining/entertaining, this leads to the area of level lawn being bordered with a range of established beds planted with a mixture of mature shrubs and seasonal flowers, to one side of the lawn is a number of raised planters, a useful brick built out-house/tool shed and timber garden store. A pathway meanders through a further well stocked area of garden being interspersed with a selection of mature ornamental trees, shrubs and seasonal flower and offered a decked terrace with fitted hammock offering an 'idyllic' private seating area. The pathway continues to a further area of lawn bordered with an array of wild flowers, a tranquil wildlife pond, children tree house and backing through to adjoining woodland at the rear.

Tenterden Agents Note
Council Tax Band - G

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.

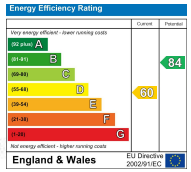
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with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

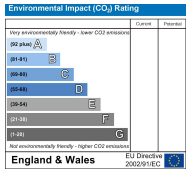
4. VAT: The VAT position relating to the property may change without notice.

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

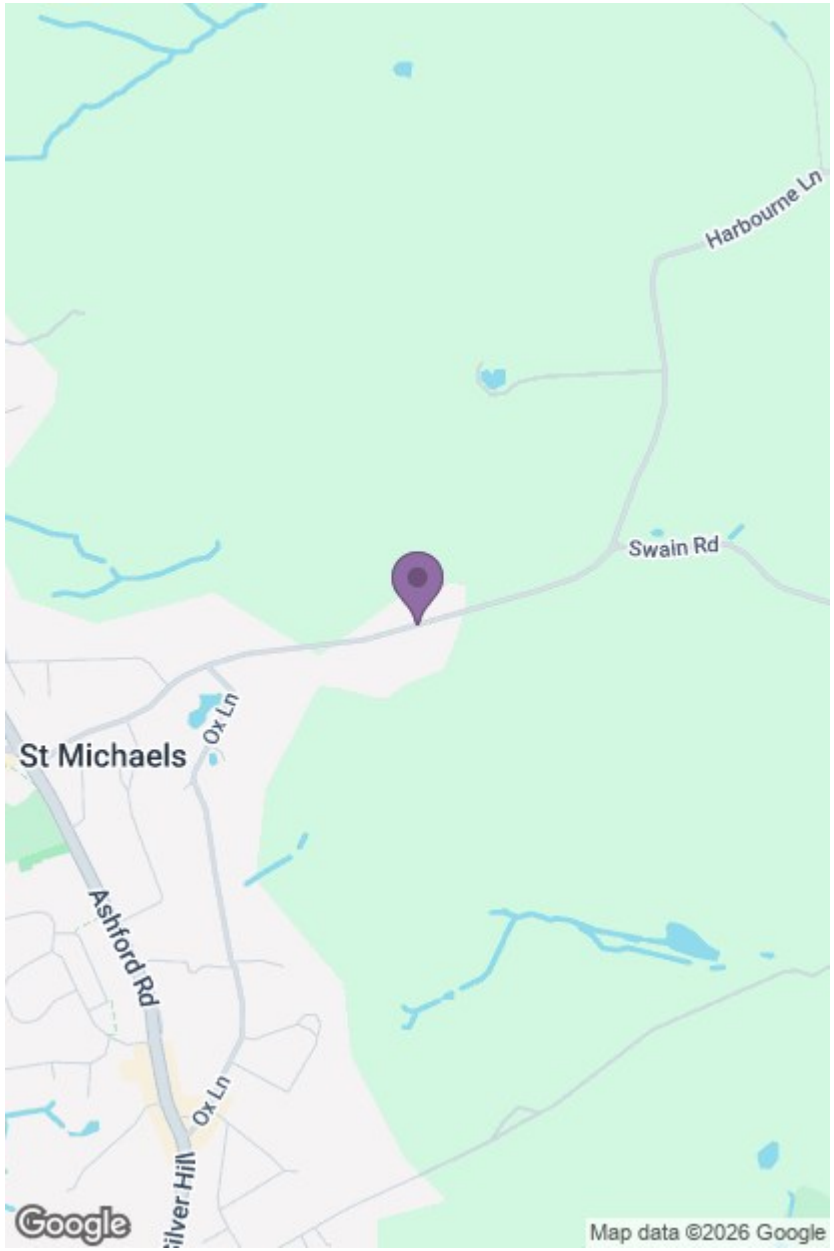
GROUND FLOOR

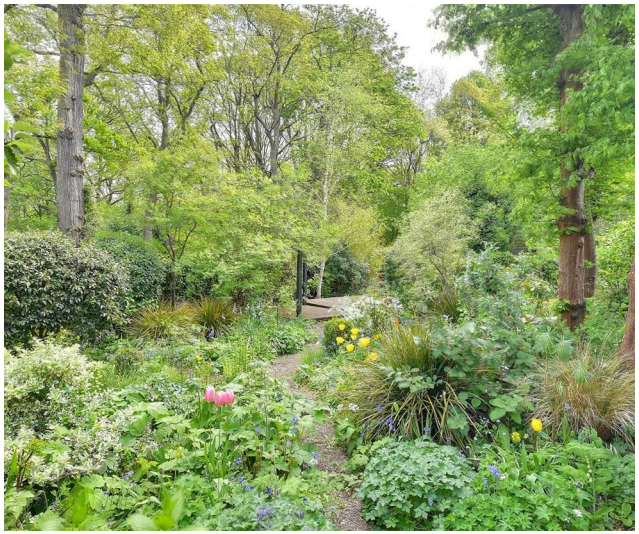
1ST FLOOR





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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