

**RUSH
WITT &
WILSON**



**Quill House, 118 High Street, Tenterden, TN30 6HT
Offers In The Region Of £875,000 Freehold**

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this most attractive Grade II listed attached character home occupying a highly sought location along the picturesque tree lined High Street of Tenterden.

The well presented accommodation is arranged over three floors comprising of an entrance hallway, snug, dining room, kitchen/breakfast room, utility/cloakroom and impressive living room with vaulted ceiling offering direct access to the garden on the ground floor. On the first floor are three bedrooms and a shower room with a further bedroom and dressing room/bathroom (optional bedroom 5) on the second floor.

Outside the cottage benefits from an enclosed brick paved inner courtyard and generous part walled rear garden with detached summerhouse. The property also benefits from a single garage located in Rogersmead. Offered to the market CHAIN FREE.

An internal inspection of this stunning character home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.



Entrance Hallway

Entrance door to the front elevation, half wood panelled walls with shelf over, multi panelled glazed double doors opening through to:

Snug

13' x 11'2 (3.96m x 3.40m)

Attractive box bay window to the front elevation with fitted plantation shutters and fitted box seat with storage beneath, further window to the side elevation with fitted plantation shutters, attractive feature fireplace with wooden surround and mantle, two radiators, half panelled walls with fitted shelf above, fitted low level cupboard with display shelving above, door through to:

Dining Room

18' max x 16'6 max (5.49m max x 5.03m max)

Two sash windows to the rear and further window to the side elevation, both enjoying views over the internal courtyard, stairs rising to the first floor with fitted storage cupboard beneath, attractive feature fireplace with wooden surround and mantle, three radiators, low level fitted storage cupboard with shelving above, door through to:

Kitchen/Breakfast Room

26' x 8' (7.92m x 2.44m)

Fitted with a range of modern matt white cupboard and drawer base units with matching wall mounting cupboards, complimenting white sparkle quartz worktop surfaces with matching splashbacks, inset one and a half bowl sink drainer unit, three oven Everhot cooker with extractor canopy above, integral dishwasher, integral fridge/freezer, integral low level freezer, upright unit housing integral microwave, tiled flooring, space for table and chairs, wall mounted vertical radiator, window to the side elevation overlooking the internal courtyard, access to loft space, ceiling spotlights being open plan with steps descending to:

Living Room

15'8 x 12'6 (4.78m x 3.81m)

Vaulted ceiling and fully glazed apex window to the rear elevation, glazed double doors with views and access onto the garden, two radiators, roof light, door through to:

Utility Room/Cloakroom

7'9 x 7'3 max (2.36m x 2.21m max)

Fitted with a base cupboard unit with matching wall mounted cupboards, complimenting solid wood block worktop surface with inset butler sink, space and plumbing for washing machine, range of full height fitted cupboards, low level wc, radiator, roof light, door with access to the internal courtyard.

First Floor

Landing

Stairs rising to the second floor, radiator, doors off to the following:

Bedroom Two

13'3 max x 11'1 max (4.04m max x 3.38m max)

Attractive box bay window to the front elevation enjoying pleasant views over the High Street, feature fireplace, radiator, two fitted wardrobes.

Bedroom Three

11'3 x 8'3 (3.43m x 2.51m)

Window to the front elevation enjoying pleasant views over the High Street, fitted wardrobe, radiator.

Bedroom Four

10'5 max 13'5 max (3.18m max 4.09m max)

L shaped, window to the rear elevation, radiator, fitted wardrobe, fitted cupboard housing wall mounted gas fired boiler.

Shower Room

Fitted with a white suite comprising low level wc, floor standing vanity unit with inset wash hand basin and fitted storage beneath, generous corner shower cubicle with sliding door, stainless steel heated towel rail, tiled walls, fitted storage cupboard, window to the rear elevation.

Second Floor

Landing

Doors off to the following:

Bedroom One

13' x 11'4 (3.96m x 3.45m)

Window to the front elevation enjoying pleasant views over the High Street, range of full height fitted wardrobes, radiator.

Dressing Room/Bathroom/Bedroom Five

13'4 max 10'7 max (4.06m max 3.23m max)

Double aspect with windows to the rear and side elevations, access to loft space, radiator, panel enclosed bath with power shower above and fitted folded screen, floor standing vanity unit with inset wash hand basin and drawer storage beneath, stainless steel heated towel rail, door through to:

Cloakroom/WC

Fitted with a low level white wc.

Outside

Front Garden

Brick paved area enclosed with rail fencing, double gates opening to the front door, small twitten which is owned by the property and gives access through to the inner courtyard, please note the neighbouring cottage enjoys a pedestrian right of way down the twitten to their side gate only.

Inner Courtyard

Brick paved and being accessed via the twitten and independently off of the utility room.

Rear Garden

The established part walled rear garden offers a generous paved patio area abutting the rear of the property offering a perfect space for outside dining and entertaining this leads of an area of artificial lawn bordered with a range of beds planted with a mixture of shrubs and seasonal flowers, there is a detached summerhouse (with light and power connected) and further paved patio area with a decked seating area.

Single Garage (en-bloc)

With up and over door to the front elevation being located just a short walk away in Rogersmead.

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).

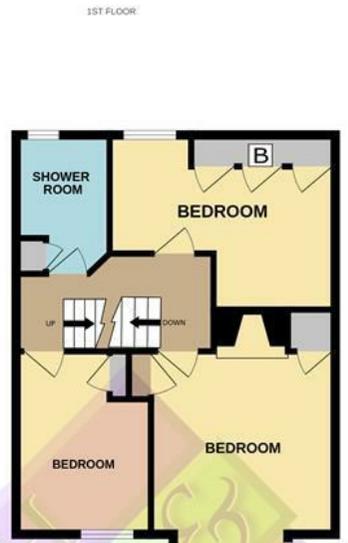
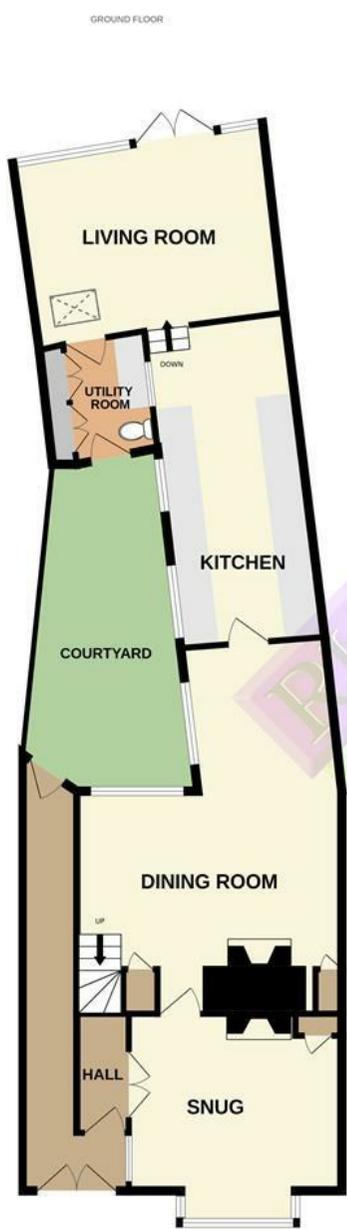
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4. VAT: The VAT position relating to the property may change without notice.

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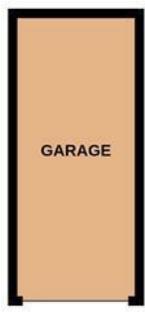


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(12-14)	A		
(11-13)	B		
(10-10)	C		
(9-9)	D		
(8-8)	E		
(7-7)	F		
(6-6)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

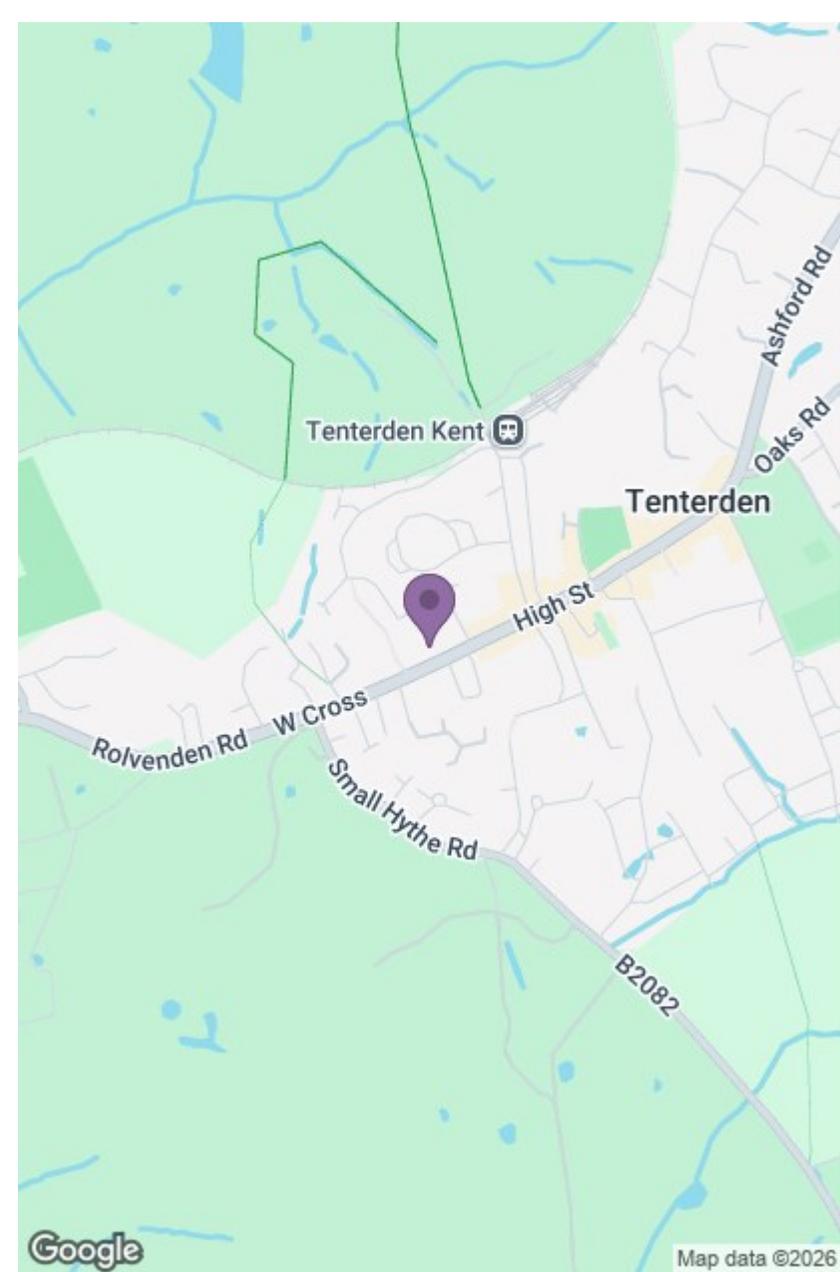


GARAGE - (NOT IN ACTUAL LOCATION)



TOTAL FLOOR AREA : 2251sq.ft. (209.1 sq.m.) approx.

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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