

RUSH
WITT &
WILSON



**'Beehive Cottage' 10 Poplar Road, Wittersham, Kent TN30 7PG
Offers In The Region Of £345,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most attractive semi-detached (un-listed) cottage located in the heart of the sought after village of Wittersham. This delightful cottage has been beautifully renovated by the current owner to offer well-proportioned accommodation comprises of an entrance porch, living room with log burning stove, kitchen/dining room and cloakroom on the ground floor. On the first floor are two double bedrooms and shower room with a useful loft room to the second floor. Outside the cottage benefits from off road parking to the front and an good sized established rear garden with detached studio/summer house. An internal inspection of this charming cottage is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

Entrance Porch

With stable door to the front elevation, window to the side, doorway opening to:

Living Room

12'9 max x 9'11 (3.89m max x 3.02m)

Being double aspect with bay window to the front and further window to the side elevation, exposed brick fireplace with inset log burning stove, exposed beams and radiator.

Kitchen/Dining Room

17'8 max x 12'8 max (5.38m max x 3.86m max)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting woodblock effect work surface with tiled splash back, inset 1.5 bowl ceramic sink/drain unit with mixer tap, inset four burner gas hob (Calor), upright unit housing integrated NEFF double oven, integrated dishwasher, space and point for low level fridge/freezer, fitted cupboard with space and plumbing for washing machine, space for table and chairs, radiator, stairs rising to the first floor, exposed beams, recessed ceiling spot lights, connecting door to

the cloakroom, two windows to side elevation and double doors giving access to the garden.

Cloakroom

White suite comprising low level corner W.C, wall mounted wash-hand basin with stainless steel cupboard beneath, heated towel rail, tiled flooring, wall mounted oil fired boiler and obscured glazed window to the rear elevation.

First Floor**Landing**

With stairs rising from the kitchen/dining room, exposed beams, fitted cupboard housing insulated hot water tank, open tread staircase rising to the loft room/second floor and wooden latched doors leading to:

Bedroom 1

13'1 max x 10'4 (3.99m max x 3.15m)

With window to the front elevation, exposed brick chimney breast, exposed beams, radiator and two fitted wardrobes.

Bedroom 2

9'7 x 8'3 (2.92m x 2.51m)

With window to the side elevation, exposed beams, radiator and fitted wardrobe.

Shower Room

Fitted with a modern suite comprising low level W.C, wall mounted wash-hand basin with drawer beneath, large walk in shower with fitted screen, heated towel rail and window to the rear elevation.

Second Floor**Loft Room (Limited head height)**

13'3 x 7'5 (4.04m x 2.26m)

With stairs rising from the landing, window to the side elevation, radiator, range of fitted low level cupboards and Velux style window to the rear elevation.

Outside**Garden**

To the front an area of hard-standing provides off road parking for two cars being bordered with a range of well stocked beds planted with a mixture of roses, lavender, shrubs and seasonal flowers. Gated side access leads.

The established and well stocked rear garden is a particular feature of this charming cottage and offers a paved patio accessed from the kitchen/dining room offering a private space and outside dining which leads through a pergola covered pathway to a level area of lawn bordered to both sides with well-stocked beds planted with a mixture of trees, mature shrubs and seasonal flowers, to the end of the garden is further paved patio area and pathway leading to the studio/summer house.

Studio/Summer House

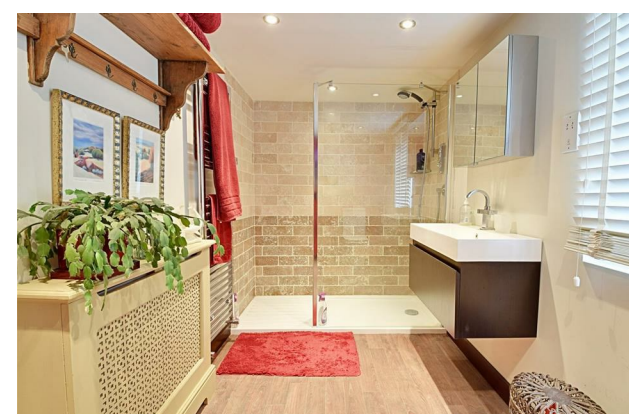
15'6 x 9'6 (4.72m x 2.90m)

With double glazed entrance door, double glazed windows to the side and front elevations, light and power connected.

Agent Note

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested



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 plus) 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 | | |
| | | 83 |
| | | 57 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |

