

**RUSH
WITT &
WILSON**



**28 Coombelands, Wittersham, Kent TN30 7NU
Offers In The Region Of £585,000**

Rush Witt & Wilson are pleased to offer this substantial extended detached family home located in the heart of sought after village of Wittersham.

The well-proportioned and versatile accommodation is arranged over three floors and comprising of generous entrance hallway, living room with feature fireplace, dining room/study, snug/family room, utility room, cloakroom and stunning 28'5 kitchen/dining room with direct access to the garden on the ground floor. On the first floor are four bedrooms, two with en-suite facilities and the family bathroom. On the second floor is a generous bedroom with en-suite cloakroom and adjoining snug/study. Outside the property offers extensive off road parking to the front and a delightful established rear gardens with patio and large summerhouse.

This impressive home will undoubtedly appeal to a variety of buyers to include those seeking large family accommodation and an internal inspection is highly recommended to truly appreciate the great accommodation on offer. Please call our Tenterden Branch on 01580 762927 for further information and to arrange your viewing.



Entrance Hallway

With entrance door to the front elevation, window to side, radiator, stairs rising to the first floor with fitted storage cupboard beneath, doorway leading to:-

Living Room

14'8 x 12'2 (4.47m x 3.71m)

Large picture window to the front elevation, feature fireplace with exposed brick surround and quarry tiled hearth, wood effect flooring and radiator.

Snug/Family Room

17'3 x 11'7 (5.26m x 3.53m)

With window to the side elevation, radiator, archway through to the kitchen/dining room and doorway leading to.

Dining Room/Study

15'9 x 8'3 (4.80m x 2.51m)

Double aspect with window to the front and side elevation with fitted desk and range of fitted shelved storage.

Kitchen/Dining Room

28'5 x 12'2 (8.66m x 3.71m)

Extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect worksurface with inset one and a half bowl ceramic sink drainer unit and generous tiled splashback, integrated dishwasher, space and point for Range style cooker with extractor canopy above, central kitchen island with breakfast bar, pull out fridge/freezer drawers, tiled flooring, generous space for dining table and chairs, two radiators, window to the rear elevation, two sets of double doors allowing access through to the garden, vaulted ceiling with spotlights and four Velux style roof windows.

Utility Room

9'5 x 7'10 (2.87m x 2.39m)

Window to the side elevation, fitted double cupboard base units with granite effect worksurface above, inset sink drainer unit, space and plumbing for washing machine, space and point for tumble dryer, fitted shelving storage cupboards housing floor standing or oil fired gas central heating boiler, tiled flooring, window to the side elevation and door leading to:-

Cloakroom

Fitted with a modern white suite comprising low level w.c., wall mounted wash hand basin with tiled splashback, radiator and tiled flooring.

First Floor

Landing

With stairs rising from the entrance hallway, radiator, fitted airing

cupboard housing insulated hot water tank, door/stairs leading to the second floor and further doors leading to:-

Master Bedroom

14'9 x 12'3 (4.50m x 3.73m)

Window to the front elevation, radiator, full height fitted wardrobes with sliding doors and double doors opening to:-

En-Suite Shower Room

Fitted with a white suite comprising low level w.c., fitted vanity unit with counter top and inset wash hand basin with range of storage beneath, large corner shower cubicle with sliding door, radiator and window to the front elevation.

Bedroom Two

13'4 x 7'7 (4.06m x 2.31m)

Window to the side elevation, radiator, fitted wardrobe with mirror sliding doors, further sliding door opening through to:-

En-Suite Shower Room

Fitted with a white suite comprising low level w.c., pedestal wash hand basin, large shower with sliding door, radiator a and window to the rear elevation.

Bedroom Three

12'9 x 8'4 (3.89m x 2.54m)

Double aspect with window to the front and side elevation, radiator and access to understairs fitted storage cupboard.

Bedroom Four

12'4 x 8'6 (3.76m x 2.59m)

Double aspect with window to the rear and side elevation, fitted radiator.

Family Bathroom

Fitted with a white suite comprising low level w.c, bidet, vanity unit with inset wash-hand basin with fitted storage beneath, 'P' shaped jacuzzi panelled bath with shower over and fitted screen, stainless steel heated towel rail, obscured glazed window to the rear elevation, fully tiled walls and flooring.

Second Floor

Bedroom Five

20'7 x 15'3 (6.27m x 4.65m)

Double aspect with window to the rear and side elevation, three radiators, fitted vanity unit with inset wash hand basin and cupboard beneath, access to eaves storage space, stairs rising from the first floor landing and doors leading to:-

En-Suite Cloakroom

Fitted with a modern white gloss vanity unit with low level w.c. and inset wash hand basin with fitted cupboard beneath.

Snug/Study

16'8 x 7'1 (5.08m x 2.16m)

Velux style window to the rear elevation and feature gable window to the side, radiator and access to eaves storage.

Outside

Gardens

To the front the property is approached via a five bar gate opening to a generous brick paved driveway providing off road parking for a number of vehicles and bordered with a range of well stocked beds planted with a mixture of shrubs and seasonal flowers and to one side there is an area of level lawn and gated side access leading to:-

The established rear garden which is of good size with a paved patio area abutting the rear of the property offering space for outside dining and entertaining that leads to a level area of lawn with feature pond, paved pathway surrounding and being bordered with established beds planted with a range of trees and mature shrubs and an array of seasonal flowers and down one side there is a timber garden store and an area of raised planting beds and to the rear there is a generous detached summerhouse.

Detached Summerhouse

12'9 x 8'9 (3.89m x 2.67m)

With part glazed entrance door and window to the front elevation.

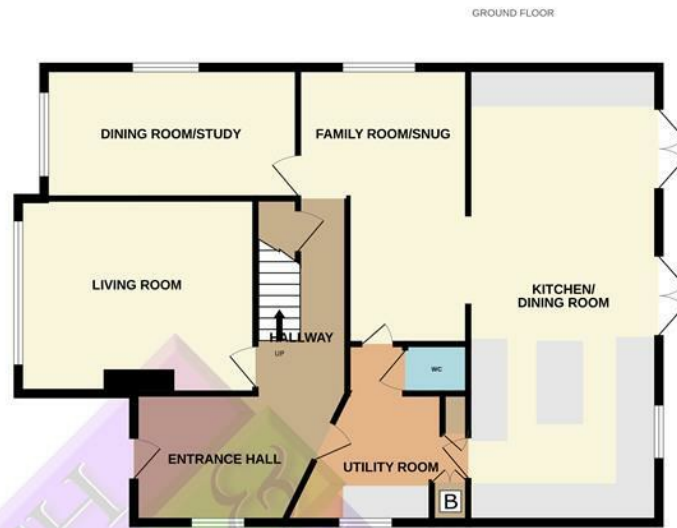
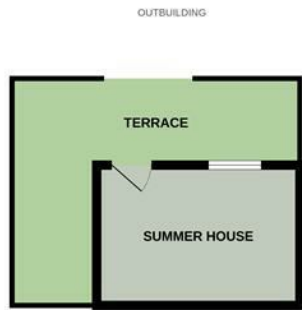
Agent Note

Council Tax Band - E

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.





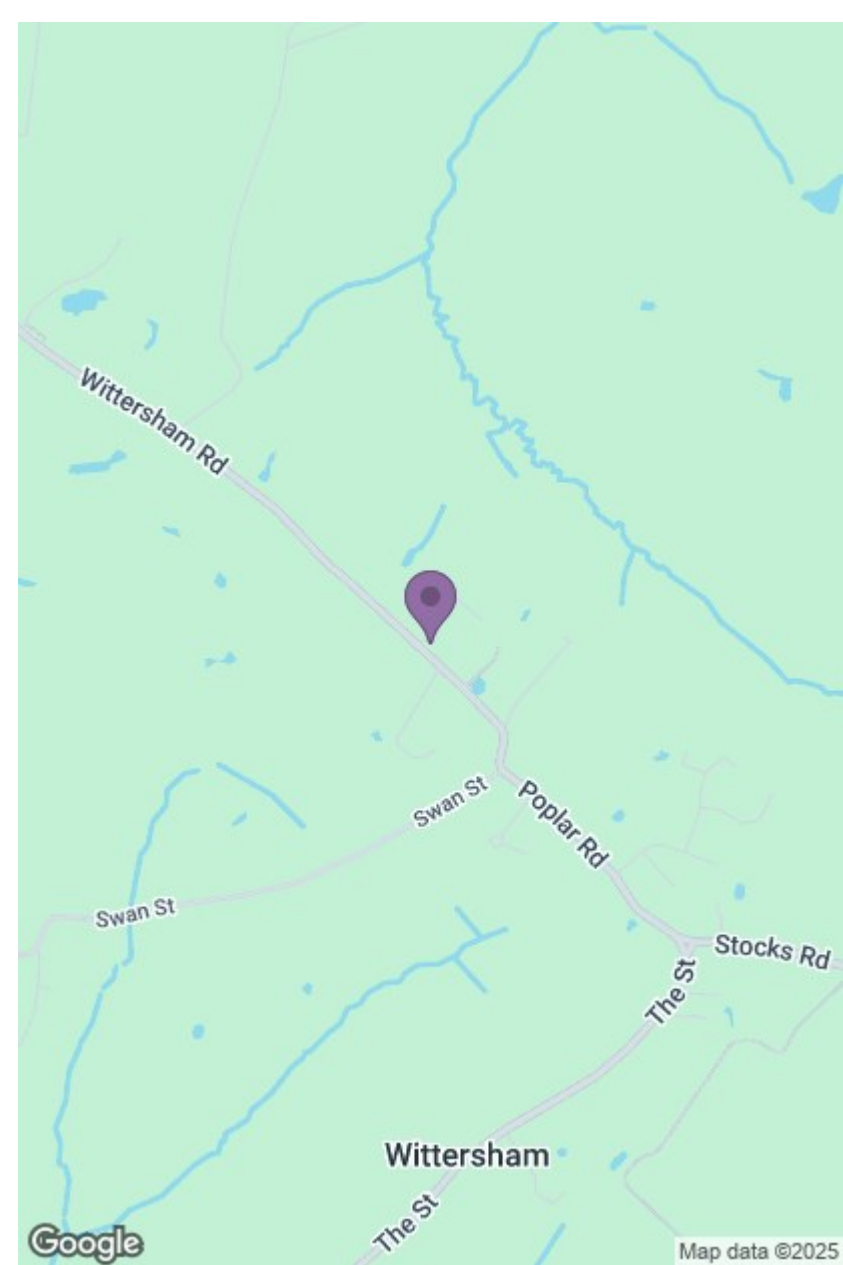
TOTAL FLOOR AREA : 2314sq.ft. (215.0 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs			
15-19	A		
12-14	B		
9-11	C		
6-8	D		
3-5	E		
1-2	F		
0	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	70

Environmental Impact (CO ₂) Rating		Current	Potential
Not environmentally friendly - lower CO ₂ emissions			
10-14	A		
8-9	B		
6-7	C		
4-5	D		
2-3	E		
1	F		
0	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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