

**RUSH  
WITT &  
WILSON**



**Mount Pleasant Stocks Road, Wittersham, Kent TN30 7EJ  
Offers In The Region Of £445,000**

Our Rush Witt & Wilson Tenterden Branch is pleased to offer this charming attached Victorian cottage located on the edge of the popular rural village of Wittersham, being within easy access of both Tenterden and Rye. The well proportioned accommodation offers scope to enhance and is arranged over two floors to comprise an entrance hallway, living room with log burner, kitchen, dining room, cloakroom and conservatory on the ground floor. On the first floor are three double bedrooms, the family bathroom and separate cloakroom. Outside the property offers extensive off road parking, a detached garage, an adjoining utility/boot room, workshop and established gardens to the front and side. An internal inspection of this charming cottage is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Entrance Hallway**

With part decorative glazed entrance door and windows to both side elevations, exposed floorboards, radiator, stairs rising to the first floor and connecting doors to:

#### **Dining Room**

12'7 x 12'0 (3.84m x 3.66m)

With secondary glazed sash window to the front elevation, feature fireplace with exposed brick chimney breast and low level cupboards to both sides, radiator and connecting door to:

#### **Kitchen**

16'4 x 9'10 (4.98m x 3.00m)

Fitted with a range of traditional styled cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash-backs, inset sink/drain unit, Rayburn range cooker which also fires the central heating/hot water, space and point for electric oven with extractor canopy above, space and point for dishwasher, space and point for low level fridge/freezer, under stairs storage/pantry cupboard, half panelled walls, exposed timbers, window to the side elevation and door leading to:

#### **Side Porch**

With part glazed door opening to the driveway/garden and further door to:

#### **Cloakroom**

With low level W.C and small window to the side elevation.

#### **Living Room**

22'3 x 9'1 (6.78m x 2.77m)

With secondary glazed sash window to the front elevation, feature fireplace with inset log burner, half panelled walls, radiator, wooden flooring, connecting doors to the Entrance Hallway and Kitchen, glazed sliding doors opening to:

#### **Conservatory**

21'0 x 11'8 (6.40m x 3.56m)

Being fully double glazed with a range of windows, wooden flooring and double doors giving access to the garden.

#### **First Floor**

##### **Landing**

Part galleried landing with window to the front elevation, radiator, access to loft space and doors leading to:

##### **Bedroom 1**

11'11 x 11'7 (3.63m x 3.53m)

With window to the front elevation enjoying pleasant rural views, radiator and range of fitted wardrobes with mirrored sliding doors.

##### **Bedroom 2**

12'5 x 9'8 (3.78m x 2.95m)

With window to the front elevation enjoying pleasant rural views, radiator and built in wardrobe.

##### **Bedroom 3**

11'11 x 10'0 (3.63m x 3.05m)

Being double aspect with windows to the side and rear elevations, radiator.

##### **Cloakroom**

With low level W.C and sash window to the side elevation.

##### **Bathroom**

Fitted with a white suite comprising pedestal wash basin, panelled bath, corner shower cubicle with folding door, part tiled walls, heated towel rail, shelved storage cupboard, airing cupboard housing insulated hot water tank and window to the rear elevation.

##### **Outside**

#### **Outside Store/Utility Room**

With a range of windows to the front/side and entrance door to the rear elevation, work surface with butler sink to one end, space and plumbing for washing machine, space and point for tumble dryer, space and points for further free standing appliances.

#### **Detached Garage**

14'9 x 8'8 (4.50m x 2.64m)

With double doors to the front elevation, light and power connected.

#### **Gardens**

Double close boarded gates open to a large area of hard standing providing off road parking for a number of vehicles and access to the Detached Garage. Gated access to the front offers a brick pathway leading to the front door, boarded either side with shingle beds planted with a mixture of shrubs and access to the side garden. The side garden at Mount Pleasant is a particular feature of the cottage and offers a generous pergola covered patio area accessed from the Conservatory which offers a perfect space and outside dining and entertaining, this leads to a good sized area of lawn being interspersed with a selection and fruit trees and boarded with a range of established beds planted with mixture of mature shrubs, trees and seasonal flowers. The whole forming a particularly pleasant vista with pleached lime trees to the front boundary. There is also a green house, allotment area, timber garden store and useful workshop at the end of the garden.

#### **Agent Note**

None of the services or appliances mentioned in these sale particulars have been tested.

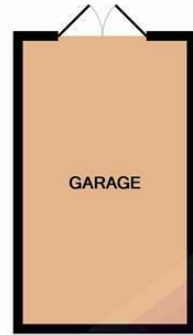
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Please Note Mount Pleasant is attached to an adjoining cottage at the rear.

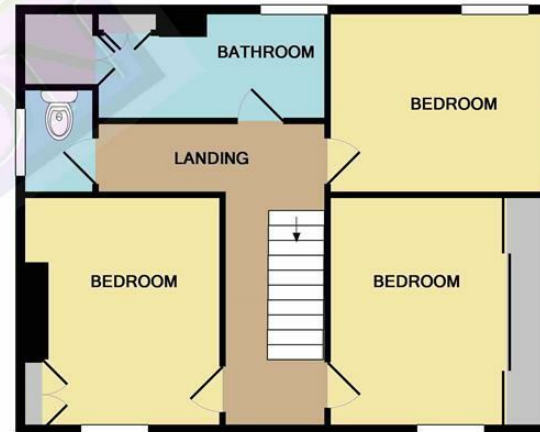
There is a small area of Flying Freehold.

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			
England & Wales		EU Directive 2002/91/EC	
		33	72

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		67	31



GROUND FLOOR  
APPROX. FLOOR  
AREA 1093 SQ.FT.  
(101.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1655 SQ.FT. (153.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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