

**RUSH  
WITT &  
WILSON**



**57a Ashford Road, Tenterden, Kent TN30 6LR  
Offers In Excess Of £300,000**

Rush Witt & Wilson are pleased to offer this extremely well-presented attached cottage forming part of a former Victorian school house located within a short walk of Tenterden High Street.

The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, and impressive open plan living/dining room with adjoining kitchen on the ground floor. On the first floor are two bedrooms and a generous bathroom. Outside the property offers a private area of garden with decked terrace/timber garden store and an off road parking space.

Expected to appeal to a variety of buyers, being considered equally suitable as a main residence, second home/lock-up and leave or for an investment/holiday let purchase. The vendor's sole agents would advise early inspection to fully appreciate the merits of this unique home. For further information and to arrange a viewing please call our Tenterden office.

#### **Entrance Hallway**

With part glazed entrance door and window to the side elevation, fitted cupboard housing wall mounted gas fired boiler, radiator, stairs rising to the first floor and doors leading to:

#### **Cloakroom**

Fitted with a modern white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash back and tiled flooring.

#### **Kitchen/Living/Dining Room**

17'3 x 12'2 (5.26m x 3.71m)

This impressive 'light and airy space' is double aspect with windows to the side and double doors opening to a Juliette balcony at the rear elevations, solid oak flooring, two radiators, large walk-in under stairs storage cupboard with space and plumbing for washing machine.

The adjoining kitchen is fitted with a range of modern 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-backs and inset ceramic sink/drain unit, inset four ring electric hob with stainless steel extractor canopy above and integrated double oven beneath, integrated fridge/freezer, integrated dishwasher and breakfast bar.

#### **First Floor**

##### **Landing**

With stairs rising from the entrance hallway and connecting doors to:

##### **Bedroom 1**

15'4 x 9'11 (4.67m x 3.02m)

With low level windows to the side elevation, range of full height fitted wardrobes, radiator and roof-light with fitted blind.

##### **Bedroom 2**

8'2 x 8'0 max (2.49m x 2.44m max)

With low level windows to the side elevation, fitted single bed and radiator.

#### **Bathroom**

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted storage beneath, P shaped bath with fitted screen and shower, tiled flooring, heated towel rail and roof-light.

#### **Outside**

##### **Off Road Parking Space/Garden**

A driveway to one side of the building leads to a private parking area of the rear of the properties where 57a benefits from a off road parking space for one car.

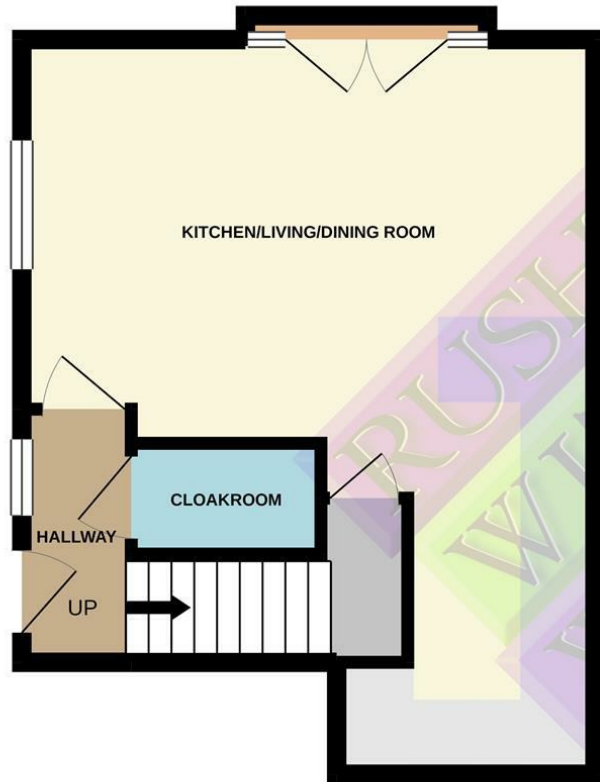
Adjacent to the property at the rear is an enclosed area of garden with a pergolas covered decked terrace, timber garden store and small gravelled area.

#### **Agent Note**

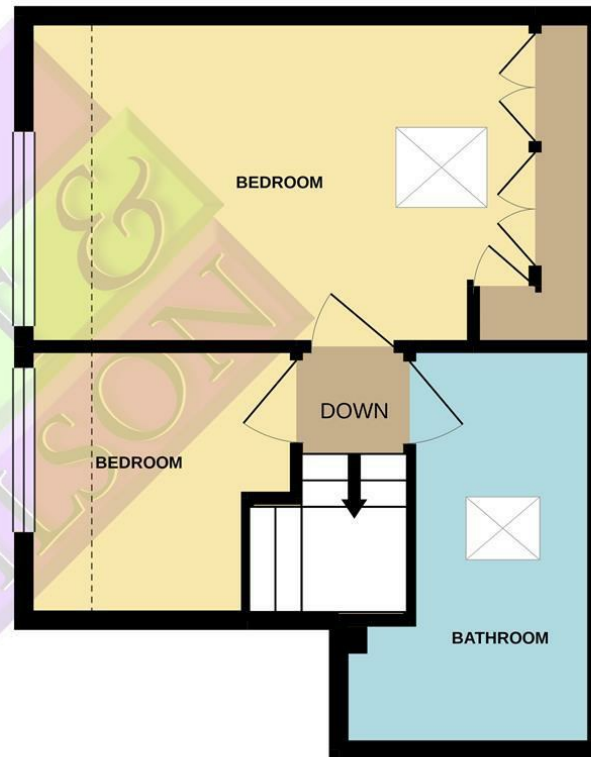
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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.

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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