

**RUSH  
WITT &  
WILSON**



**Millers Lea Stocks Road, Wittersham, Kent TN30 7EJ  
Offers In The Region Of £549,950**

Rush Witt & Wilson are pleased to offer this well presented detached family home located on the outskirts of the popular rural village of Wittersham. The well proportioned accommodation is arranged for two floors and comprises a modern fitted kitchen, snug/dining room, cloakroom and 24' living room with direct access to the garden on the ground floor. On the first floor are four double bedrooms, the main with an en-suite bathroom and separate shower room. Outside the property benefits from off road parking for a number of vehicles, an integral double garage and a paved terrace running the width of the property which leads to a level area of lawn to the side planted with a mixture of fruit trees. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

**Porch**

With window to side elevation, tiled floor and multi-glazed panelled door leading to:

**Entrance Hallway**

With stairs rising to the first floor, radiator and connecting doors leading to:

**Kitchen**

11'9 x 9'9 (3.58m x 2.97m)

Fitted with a range of modern style black gloss cupboard and drawer base units with matching wall mounted cupboards, complementing work-surface with generous tiled splash-back, inset sink and drainer unit, space, electric kitchener rangemaster with black plate and extractor canopy with light above, plumbing for washing machine, space and point for fridge/freezer, window and door to rear elevation giving access to the garden.

**Living Room**

24'7 x 11'10 (7.49m x 3.61m)

Triple aspect with windows to front, side and sliding doors to the rear giving access to the paved terrace and garden. Radiator.

**Snug/Dining Room**

10'5 x 9'10 (3.18m x 3.00m)

With window to rear elevation and radiator.

**Cloakroom**

With low level W.C, obscured glazed window to side elevation, fully tiled, work-surface with space and power point beneath.

**First Floor****Landing**

With window to front elevation enjoying pleasant rural views, shelved airing cupboard housing insulated hot water tank, access to loft space and connecting doors to:

**Main Bedroom**

16'6 x 13'7 (5.03m x 4.14m)

With large window to front elevation enjoying rural views, walk in shelved wardrobe space with light, radiator and access to:

**En-Suite Bathroom**

Modern white suite comprising roll top bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, low level radiator, tiled walls and flooring, obscured glazed window to side elevation.

**Bedroom**

13'2 x 12'0 (4.01m x 3.66m)

With window to front elevation enjoying pleasant rural views and radiator.

**Bedroom**

13'2 x 10'0 (4.01m x 3.05m)

With window to rear elevation and radiator.

**Bedroom**

12'0 x 11'1 (3.66m x 3.38m)

With window to rear elevation and radiator.

**Shower Room**

Being fully tiled, corner shower cubicle with sliding door, wash hand basin, heated towel rail and obscured glazed window to rear elevation.

**Cloakroom**

Being full tiled with low level WC and obscured glazed window to rear elevation.

**Outside****Garden**

Outside, the property has mature hedging to the front boundary, a driveway providing off road parking for a number of vehicles and access to a double garage. Gated access to the side leads a graved area with ornamental pond and Green House and a delightful paved terrace which runs the full width of the property access from the kitchen and living room. A good sized area of lawn predominately to the side is interspersed with a number of fruit trees, mature shrubs and established beds and borders planted with a number of mature shrubs and seasonal flowers to the rear boundary.

**Integral Double Garage**

16'8 x 16'7 (5.08m x 5.05m)

With two up and over doors to the front elevation, light and power connected.

**Agent Note**

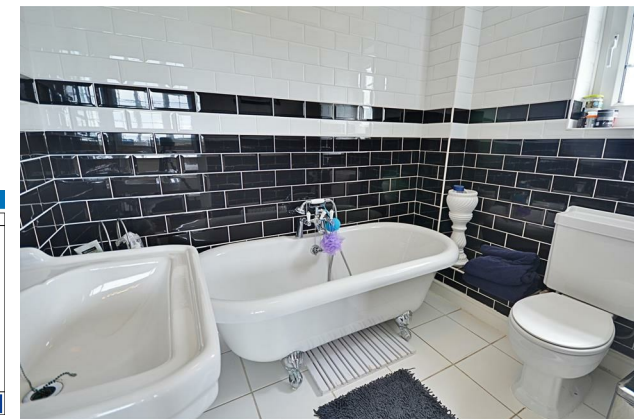
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

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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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-26) F	
(1-20) G	
Not energy efficient - higher running costs	24
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-30) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

