

**RUSH
WITT &
WILSON**



129 High Street, Tenterden, Kent TN30 6JS
£625,000

Rush Witt & Wilson are pleased to offer an exciting opportunity to acquire this most attractive Grade II listed attached character home with parking space, occupying a highly sought after location along the picturesque tree lined High Street of Tenterden.

The well-presented accommodation offers a wealth of period features throughout and is arranged over three floors comprising of a generous living room with two bay windows to the front elevation, a kitchen/dining room with granite worksurfaces, Aga and exposed brick fireplace with inset log burning stove and conservatory on the ground floor. Off the kitchen/dining room steps lead down to a useful cellar room. On the first floor are three bedrooms, the main with a small dressing room and en-suite shower room and the family bathroom.

The property sits back from the road behind a gated entrance with established front gardens offering an area of lawn being bordered with well stocked beds planted with a mixture of shrubs and roses. To one side of the house is a useful side passage giving access to the rear courtyard and providing a useful storage space. To the rear is the delightful paved courtyard with a brick-built pizza oven which provides a perfect space for outdoor dining and entraining. Located in Woodbury Gardens is a private parking space.

An internal inspection of this stunning character home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.





Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

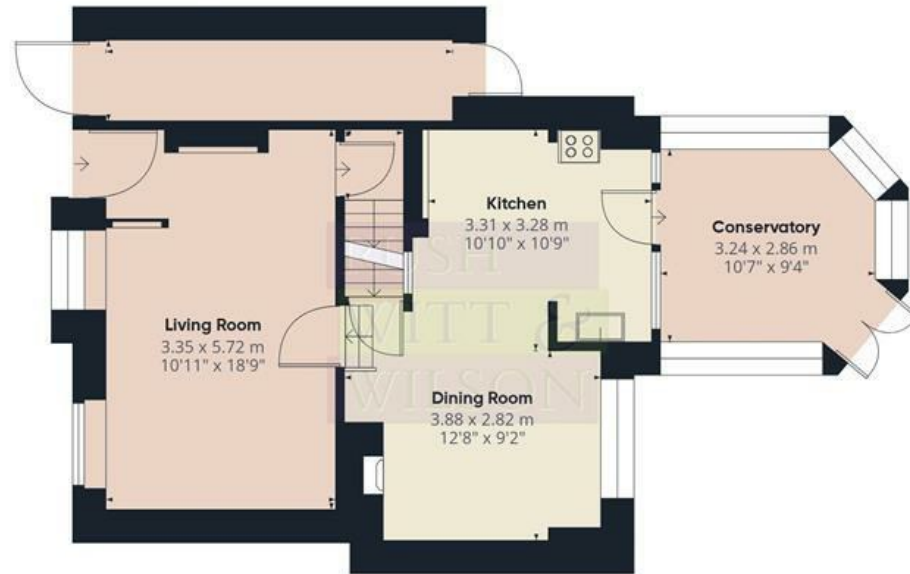
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>





Floor -1



Floor 0

Approximate total area⁽¹⁾

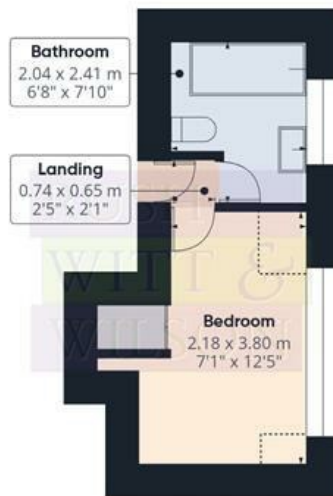
120.5 m²

1296 ft²

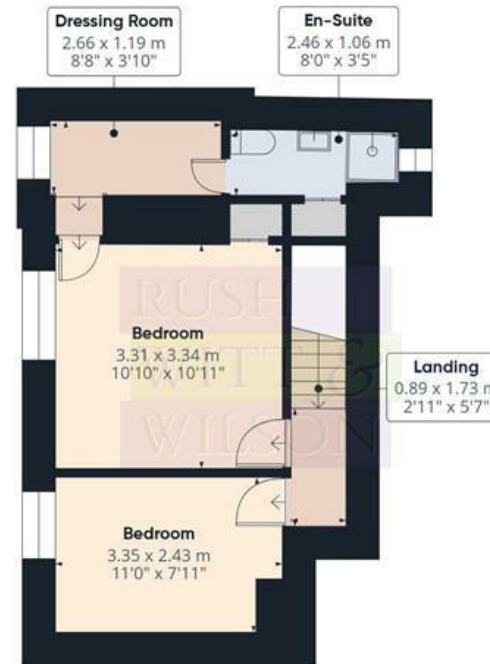
Reduced headroom

1 m²

10 ft²



Floor 0½



Floor 1

(1) Excluding balconies and terraces

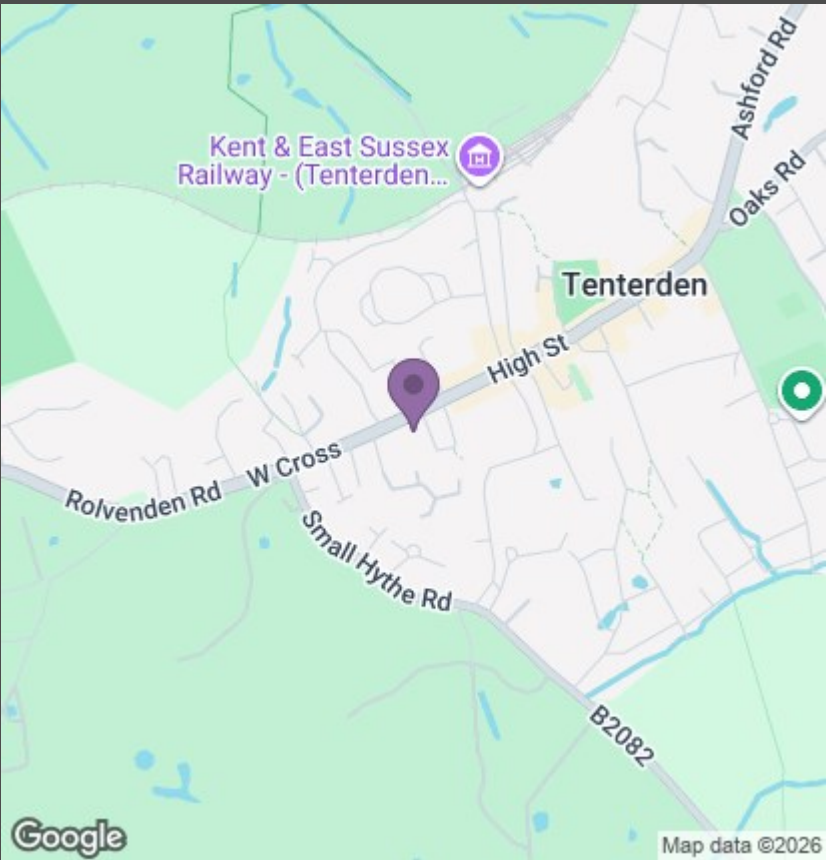
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		



**RUSH
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Lettings & Property Management**



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