

**RUSH
WITT &
WILSON**



**1 Willow Tree, Tenterden, Kent TN30 6LD
Offers In Excess Of £500,000**

Rush Witt & Wilson are pleased to offer this most attractive (non-listed) semi-detached cottage situated in a secluded position off the picturesque tree lined High Street of Tenterden.

The well-presented accommodation comprises entrance hallway, living/dining room with Inglenook fireplace, kitchen and shower room on the ground floor. The first floor offers two double bedrooms, the main with an en-suite bathroom and further shower room, while there is a further bedroom to the second floor. Outside the property is approached via a gated pathway off the High Street which leads to a good sized area of lawned garden to the front and a private, part-walled courtyard to the side. Further benefits include gas central heating and double glazed windows.

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 on 01580 762927.



Garden & Courtyard

1 Willow Tree is approached via a gated pathway off Tenterden High Street which leads to an established front garden which is a particular feature of the property and offers a good sized level area of lawn bordered with established beds planted with a selection of mature shrubs, trees and seasonal flowers, there is a detached summer house, timber garden store and raised decked seating area.

Gated access to the side leads to a part walled courtyard which can also be accessed from the kitchen and is fully paved with space for table and chairs, a decked terrace, range of small flower beds planted with a mixture of shrubs, roses and seasonal flowers, this delightful and private courtyard is considered ideal for outside dining and entertaining.

Although 1 Willow Tree does not have any parking, please note that season tickets are available for the Bridewell Lane car park located adjacent to the cottage. For further information and prices please contact Ashford Borough Council on 01233 331111 / www.ashford.gov.uk.

Entrance Hall

Entrance door and window to the front elevation, exposed floorboards and timbers, storage cupboard and connecting door to:

Living/Dining Room

22'11 x 11'4 (6.99m x 3.45m)

Being triple aspect with window to the front, rear and side elevations, exposed beams, radiator and impressive inglenook fireplace with inset gas stove.

Kitchen

17'4 x 7'8 (5.28m x 2.34m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash backs, inset sink/drain unit, inset four ring gas hob with extractor canopy above, upright unit housing integrated double oven and microwave, integrated fridge/freezer, space and plumbing for washing machine, radiator, wall mounted gas fired boiler, exposed timbers, deep under stairs storage cupboard, window to the side elevation and door giving access to the courtyard garden.

Wet Room

Fully tiled with wall mounted shower, low level WC, wash-hand basin, heated towel rail and obscured glazed window to the side elevation.

First Floor

Landing

With stairs rising from the Living/Dining Room, shelved airing cupboard, access to loft space, staircase to the second floor and connecting doors to:

Bedroom 1

13'0 max x 11'5 (3.96m max x 3.48m)

With window to the front elevation, radiator, exposed beams and connecting door to:

En-Suite Bathroom

White suite comprising panelled bath with mixer tap and shower above, small storage cupboard to one side, pedestal wash hand basin, low level WC, bidet, half panelled walls with shelf over, exposed beams and window to front elevation.

Bedroom 2

14'1 x 9'6 (4.29m x 2.90m)

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

Shower Room

Modern white suite comprising low level WC, wash hand basin with tile splash-back, corner shower cubicle with sliding doors, radiator and window to the rear elevation.

Second Floor

Landing Area

7'11 x 7'9 (2.41m x 2.36m)

Bedroom 3

11'9 x 10'8 (3.58m x 3.25m)

With window to the front elevation, radiator and exposed beams.

Agent Note

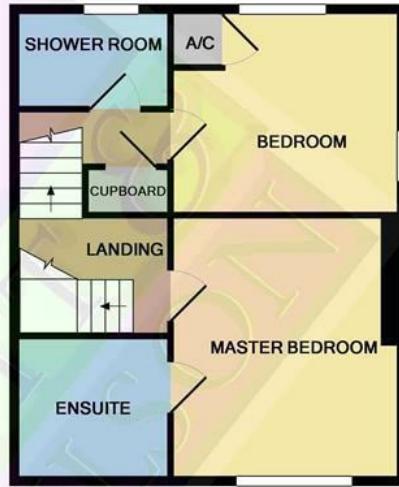
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 225 SQ.FT.
(20.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1179 SQ.FT. (109.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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