

**RUSH
WITT &
WILSON**



Shirkoak Lodge Bethersden Road, Woodchurch, Kent TN26 3QW
Offers In The Region Of £495,000

Rush Witt & Wilson are pleased to offer this substantial detached chalet bungalow occupying a generous plot thought to measure in the region of 0.25 of an acre (tbv) located in the outskirts of the popular village of Woodchurch.

The well-proportioned accommodation is in need of modernisation/refurbishment and is arranged over two floors comprising of a living room with feature fireplace, kitchen/breakfast room, dining room with adjoining family room, conservatory, utility room, cloakroom, two bedrooms and family bathroom on the ground floor, whilst on the first floor is a further double bedroom. Outside the property enjoys good sized gardens to the front and rear, gated driveway providing off road parking for a number of cars and a detached double garage. Offered to the market CHAIN FREE.

An internal inspection is highly recommended to fully appreciate the fantastic potential this property has to offer. For further information and to arrange a viewing please call our Tenterden branch.



Living Room
17'9 max x 16'6 (5.41m max x 5.03m)
Being double aspect with windows to the front and side elevations, obscured glazed entrance door, feature fireplace with inset log burning stove and decorative stone surround, two radiators, light grey oak effect laminate flooring and multipaneled glazed door through to:

Inner Hallway
With light grey oak effect laminate flooring and connecting doors to:

Bedroom 1
11'11 x 11'11 (3.63m x 3.63m)
Being double aspect with windows to the side and rear elevations, light grey oak effect laminate flooring and radiator.

Bedroom 2
11'11 x 11'4 (3.63m x 3.45m)
With window to the front elevation, wood effect laminate flooring, corner shower cubicle with power shower and radiator.

Bathroom
Fitted with a grey suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back, white panelled bath with power shower above and fitted screen, radiator and obscured glazed window to the rear elevation.

Family Room
12'6 x 11'11 (3.81m x 3.63m)
With stairs rising to the first floor/bedroom 3, wooden flooring, radiator, archway through to the dining room and glazed patio doors trough to:

Conservatory
19'9 x 8'5 (6.02m x 2.57m)
Being fully double glazed with a range of windows and double doors to the rear elevation allowing access through to the garden, wooden flooring and wall mounted STORM electric e-boiler.

Dining Room
15'5 x 11'0 (4.70m x 3.35m)
Being double aspect with windows to the front and rear elevations, wooden flooring, two radiators, door through to the utility room and further connecting door to:

Kitchen/Breakfast Room
14'9 x 13'10 (4.50m x 4.22m)
Being extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing tiled work surface with inset 1.5 bowl sink/drainер unit and tiled splash-back, inset electric hob with extractor canopy above and integrated oven beneath, upright unit housing integrated oven, space and point for free-standing fridge/freezer, space and point for dishwasher, fitted breakfast bar, two radiators, windows to the side and rear elevations and door through to:

Utility Room
Fitted with a white gloss base unit, work surface with inset stainless steel sink/drainер unit, space and plumbing for washing-machine, part glazed door and window to the side elevation, access to loft space, door through to the dining room and further door to:

Cloakroom
Fitted with coloured suite comprising low level W,C, wall mounted washpOhand basin with tiled splash-back, radiator and obscured glazed window to the side elevation.

First Floor

Bedroom 3
With window to the rear elevation, wood effect laminate flooring, radiator and access to eaves storage.

Outside

Detached Double Garage
18'0 x 16'3 (5.49m x 4.95m)
With two up and over doors to the front elevation, window and personal door to the side elevation, access to loft storage space, light and power connected.

Gardens
To the front double gates open to extensive driveway providing off road parking/turning space for a number cars and access to the detached double garage, to one side is a large area of lawn with established hedging to the front boundary, a brick pathway provides access to the property and a gate access leads to:

The rear garden is of a good sized and predominantly laid to lawn with a brick paved patio accessed from the conservatory, selection of raised beds planted with a mixture of shrubs, feature pond and a small brick built outbuilding.

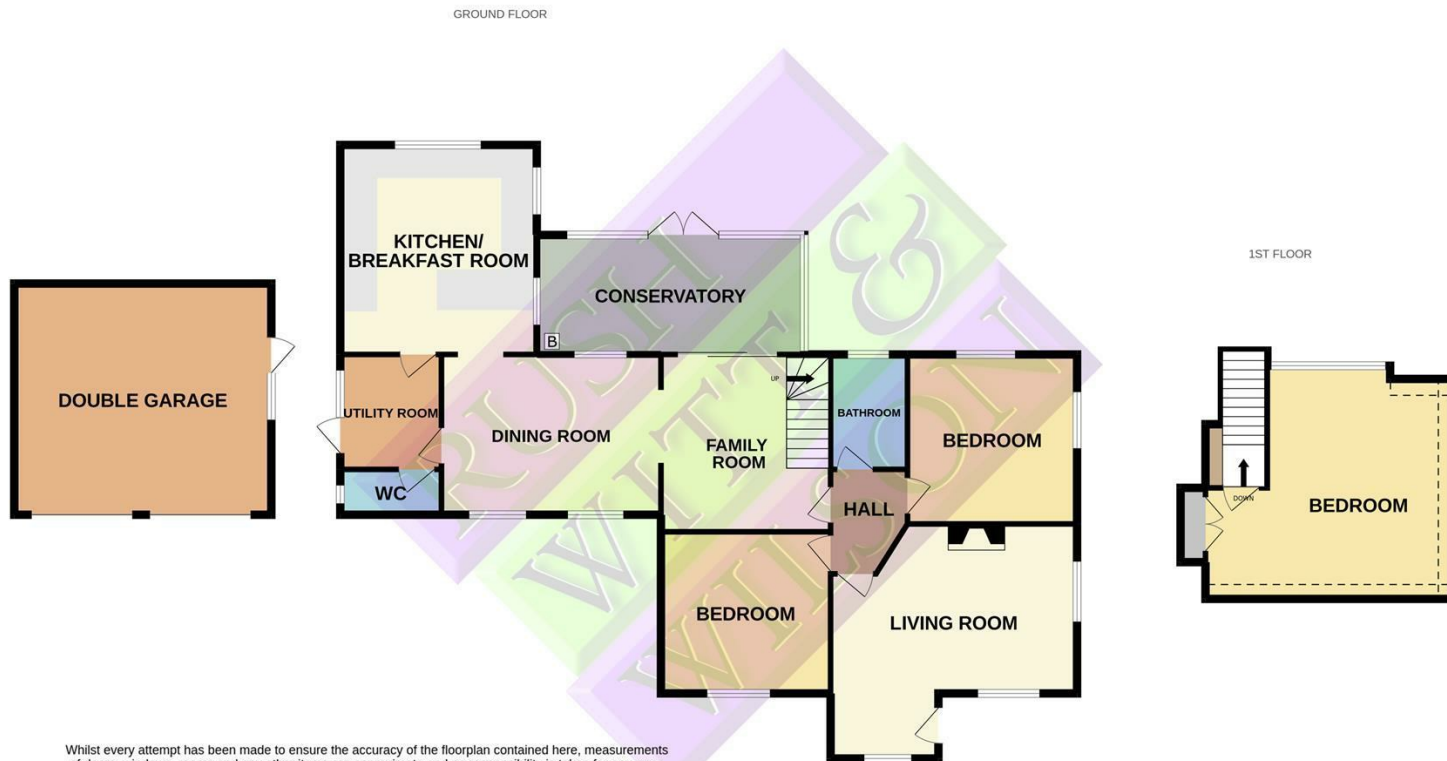
Agent Note
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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

Council Tax Band: E

** Please note we are advised the property is on a private drainage system **





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		
	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		
48		73
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**