

**RUSH
WITT &
WILSON**



**16 Forge Meads, Wittersham, Tenterden, Kent TN30 7PE
Offers In Excess Of £350,000 Freehold**

Rush Witt & Wilson are pleased to offer this well presented semi-detached family home with a detached double garage located in the heart of the sought after village of Wittersham.

The accommodation is arranged over two floors and comprises an entrance porch, hallway, living room and kitchen with adjoining dining room on the ground floor. On the first floor are three bedrooms, a bathroom and cloakroom. Outside the property offers good sized gardens and to the rear is a detached double garage and driveway.

For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Porch

4'8 x 3'5 (1.42m x 1.04m)

Part obscure glazed entrance door to the front, windows to both side elevations, wood effect flooring, door opening through to:

Hallway

Stairs rising to the first floor, wood effect flooring, doors off to the following:

Living Room

16'9 x 10'2 (5.11m x 3.10m)

Double aspect with window to the front and glazed double doors to the rear with views and access onto the rear garden, attractive feature fireplace, wood effect flooring, radiator.

Dining Room

12'8 x 7'9 (3.86m x 2.36m)

Window to the front elevation, radiator, wood effect flooring, understairs storage cupboard, archway through to:

Kitchen

16'2 x 8'5 (4.93m x 2.57m)

Fitted with a range of white shaker style cupboard and drawer base units with matching wall mounting cupboards, complimenting solid wood block worktop surface with matching splashback and inset ceramic sink drainer unit, space for electric oven, space for freestanding fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing

machine, wood effect flooring, cupboard housing wall mounted gas fired boiler (LPG gas bottles), window to the rear elevation, fully glazed door with access onto the garden.

First Floor

Landing

Window to the rear elevation, access to loft space, cupboard housing pressurised hot water tank, radiator, doors off to the following:

Bedroom One

12'9 x 9'1 (3.89m x 2.77m)

Window to the front elevation, fitted wardrobe, radiator.

Bedroom Two

10'5 x 10'3 (3.18m x 3.12m)

Window to the front elevation, radiator, fitted wardrobe.

Bedroom Three

9'6 x 7'4 (2.90m x 2.24m)

Window to the side elevation, radiator.

Bathroom

Fitted with a small panel enclosed bath with shower above and fitted screen, floor standing vanity unit with inset wash hand basin and fitted cupboard beneath, fitted storage cupboard, wall mounted stainless steel heated towel rail, wood effect flooring, obscure glazed window to the rear elevation.

WC

Fitted with a white suite comprising low level wc, wall mounted wash hand basin, wood effect flooring, radiator, obscure glazed window to the rear elevation.

Outside

Detached Double Garage

18'7 x 18' (5.66m x 5.49m)

Two up and over doors to the front elevation, small window top the rear, light and power connected, off road parking to the front.

Front Garden

Small area of level lawn with pathway proceeding to the front door, gated side access through to:

Rear Garden

Of a good size and offers a generous pergola covered decked terrace abutting the rear of the property offering perfect space for outside dining and entertaining, area of level lawn and gravel area of garden with gated access to the rear leading through to:

Agents Note

Council Tax Band - C

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:

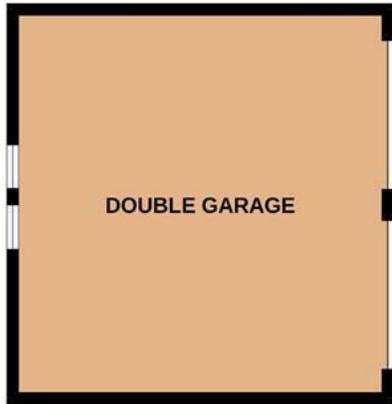
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & 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>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		63	41
	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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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.
Made with Metropix ©2025

