

**RUSH
WITT &
WILSON**



9 Ox Lane, St. Michaels, Tenterden, Kent TN30 6NG
Guide Price £575,000

Rush Witt & Wilson are pleased to offer this attractive detached bungalow with large rear garden measuring approximately 140ft in length (tbv) occupying a sought after lane location within easy reach of Tenterden High Street.

Having been beautifully renovated and extended in recent years the well presented accommodation comprising of an entrance hallway, living room with log burning stove, side porch/boot room, kitchen/dining room with adjoining conservatory, three bedrooms, one with an en-suite shower room and the family bathroom.

Outside the bungalow benefits from a generous gated brick paved driveway providing off road parking for for several vehicles and established good sized gardens to the rear benefiting from a westley aspect. An internal inspection is highly recommended on this stunning bungalow. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With part glazed entrance door to the front elevation, radiator, oak effect laminate flooring, access to loft space, integrated LED downlights and connecting doors to:

Living Room

14'0 max x 13'0 (4.27m max x 3.96m)

With bay window to the front elevation, feature fireplace with slate tiled hearth and inset log burning stove, grey oak effect laminate flooring, radiator and integrated LED downlights.

Bedroom 2

10'2 max x 9'10 (3.10m max x 3.00m)

With bay window to the front elevation, radiator, grey oak effect laminate flooring, integrated LED downlights and full height fitted wardrobes with sliding doors.

Bathroom

Fitted with a modern white suite comprising of a P shaped panelled bath with shower above and fitted screen, 'white gloss' vanity unit with inset wash-hand basin, low level W.C with concealed cistern and range of fitted cupboards, fully tiled walls, integrated LED downlights, radiator and obscured glazed window to the rear elevation.

Study/Bedroom 3

6'10 x 8'5 (2.08m x 2.57m)

With double doors to the rear elevation allowing access to the garden, integrated LED downlights, radiator and oak effect laminate flooring.

Bedroom 1

11'9 max x 8'4 (3.58m max x 2.54m)

With window to the front elevation, radiator, grey oak effect laminate flooring, integrated LED downlights and full height fitted wardrobes with mirrored sliding doors.

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, wall mounted 'white gloss' vanity unit with inset wash-hand basin and fitted draw beneath, low level W.C, corner shower cubicle with double sliding doors, fully tiled walls, stainless steel heated towel rail, integrated LED downlights and obscured glazed window to the rear elevation.

Kitchen/Dining Room

15'2 x 11'0 (4.62m x 3.35m)

Fitted with a range of 'cream gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl sink/drain unit, inset four ring NEFF electric induction hob with glass back plate and extractor canopy above, upright unit housing integrated NEFF double oven, space and point for freestanding fridge/freezer, space and point for dishwasher, space and table and chairs, integrated LED downlights, two radiators, cupboard housing gas fired boiler, window to the side elevation and connecting door to the side porch/boot room. Glazed double doors open through to:

Conservatory

9'10 x 9'0 (3.00m x 2.74m)

Being fully double glazed with a range of windows and sliding patio door to the side elevation allowing access to the garden.

Side Porch/Boot Room

9'4 x 4'8 (2.84m x 1.42m)

Fitted with a range of 'white gloss' cupboard base units with complementing work surface, quarry tiled flooring, window to the rear and door to the front elevation.

Outside

Gardens

To the front double five bar gates opens to a generous brick paved driveway providing off road parking/turning space for several vehicles, to one side is an area of lawn boarded with established beds planted with an array of seasonal flowers, there is a terraced gravelled area, outside lighting and power sockets and gated access to both sides leading to:

The impressive rear garden benefits from a westerly aspect and is a particular feature of the bungalow offering a raised decked terrace accessed from the conservatory and study/bedroom 3 which offers a delightful spot for outside dining and entertaining enjoying a pleasant vista down the garden, this leads to an area of lawned garden and a gravelled area with a selection of railway sleeper raised

beds planted with a range of established shrubs and seasonal flowers.

A circular archway with trellising to both sides leads to large area of gently sloping lawn with established hedging to both sides and being interspersed with a selection of fruit trees and shrubs. To the end of the garden is large timber garden store/potting shed, a greenhouse and allotment area with a selection of railway sleeper raised planters

Agent Note

Council Tax Band: D

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) 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.
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