

**RUSH
WITT &
WILSON**



**Spring Cottage, Wayside, St. Michaels, Tenterden, Kent TN30 6DB
Offers In The Region Of £465,000**

Rush Witt & Wilson are delighted to offer this attractive detached 1930's single storey cottage occupying a popular location, being within easy access of local amenities and the delightful market town of Tenterden.

'Spring Cottage', has been beautifully renovated and sympathetically extended by the current owners to offer well-presented accommodation comprising of an entrance hallway, living room with log burning stove, two bedrooms, bathroom and very attractive kitchen/dining room leading out to a newly laid patio and garden.

Outside the cottage offers a driveway to the front, a well stocked and established rear garden and self contained high quality detached office/garden room. Further benefits include a new gas central heating system and refurbished Kent peg tiled roof. As part of the approved planning permission for the single storey rear extension which has been completed, permission was also granted for a loft conversion to create a first floor bedroom and bathroom (Application Ref: PA/2022/2180)

An internal inspection of this charming cottage is highly recommended, for further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With part glazed stable door to the front elevation, exposed floorboards, access to loft space, radiator and doors to:

Living Room

12'5 max x 10'5 (3.78m max x 3.18m)

Being double aspect with window to the side and attractive bay window to the front elevation, feature fireplace with slate tiled hearth and inset log burning stove, exposed floorboards and radiator.

Bedroom 1

12'5 x 10'5 (3.78m x 3.18m)

With window to the front elevation, attractive cast iron feature fireplace, recessed wardrobe space, exposed floorboards and radiator.

Bathroom

Fitted with a suite comprising low level W.C, vanity unit with inset wash-hand basin and fitted cupboard beneath, free standing roll top bath with shower over and fitted folding screen, radiator with heated towel rail, fully tiled walls and new Heritage style timber obscured glazed window to the rear elevation.

Bedroom 2

9'11 x 9'2 (3.02m x 2.79m)

With new Heritage style timber window to the rear elevation, exposed floorboards and radiator.

Kitchen/Dining Room

18'5 max x 15'5 max (5.61m max x 4.70m max)

A newly extended, light and spacious room featuring a bespoke, hand built kitchen with a range of country style cabinets and oak work surfaces. Inset NEFF electric induction hob, eye-level BOSCH double oven, central kitchen island with inset butler sink, integrated MIELE dishwasher and breakfast bar. Original fitted double corner cupboard housing Ideal gas boiler, shelving and storage space. MIELE washing machine. New Heritage style timber windows to the

rear and side elevations and glazed hardwood double doors with access to the patio and rear garden. Half-glazed stable door to the side elevation, two sky lights, and engineered oak flooring throughout. Two wall mounted vertical radiators.

Outside

Gardens

To the front is a gravelled driveway providing off road parking with double gates to one side allowing access through to the rear garden, there is a small area of garden to the front being bordered with a range of established beds planted with a mixture of seasonal flowers and shrubs and new picket fencing to the front boundary.

The established rear garden is particular feature of the cottage with a generous paved patio area abutting the rear offering a perfect private space for outside dining and entertaining. This leads to an area of lawn bordered with a range of established beds planted with a selection of mature shrubs, trees and seasonal flowers. There is also a useful summerhouse and timber garden store.

Detached Office/Garden Room

15'8 max x 10'9 max (4.78m max x 3.28m max)

This high-quality and spacious building was constructed in 2022 and offers a variety of work/leisure uses. There are three windows and glazed double doors to the front elevation, a kitchenette comprising of a fitted base cupboard unit with woodblock worksurface and inset stainless steel sink/drainage unit, space and point for fridge/freezer, light and power connected. Door to:

Cloakroom

Fitted with a low level W.C and wall mounted vanity unit with inset wash-hand basin and fitted storage beneath.

Agent Note

Council Tax Band: E

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.





TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

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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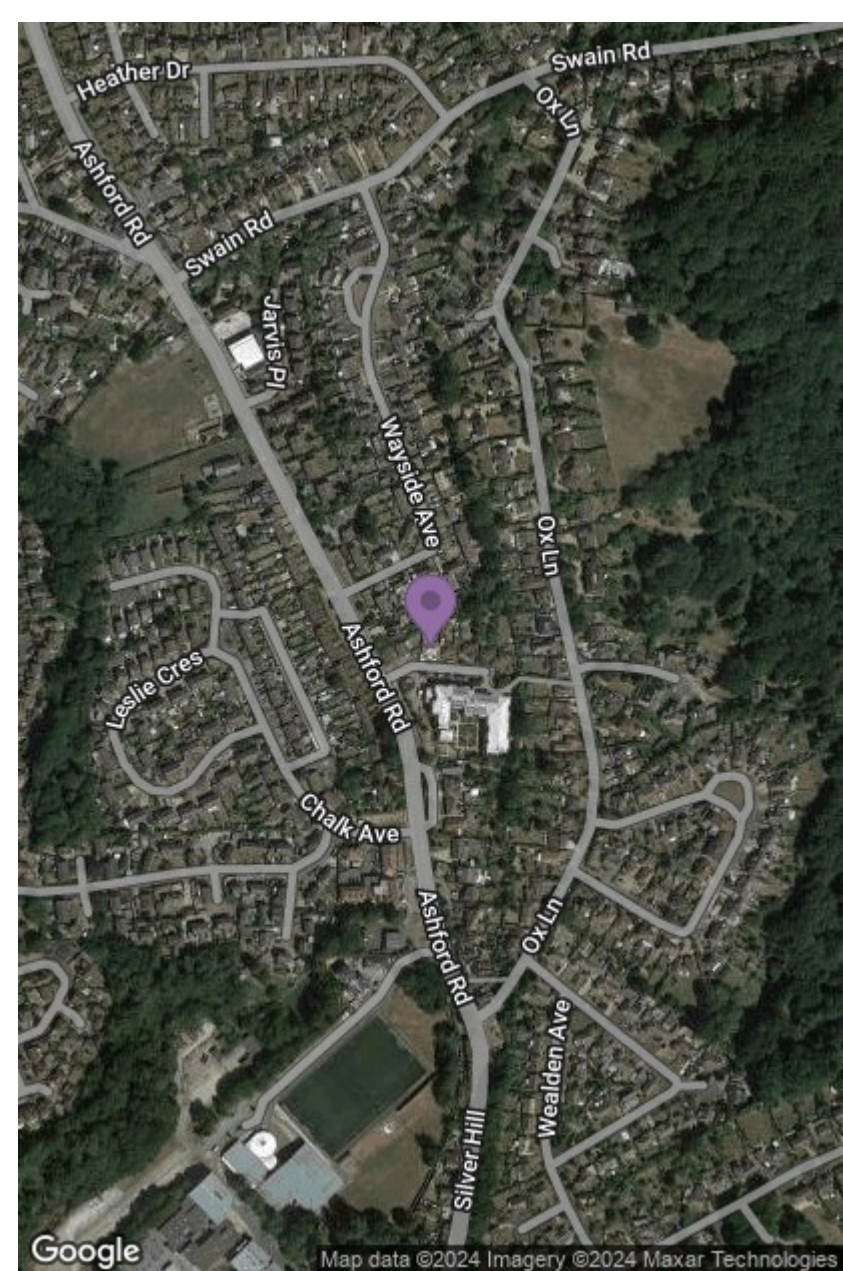


GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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		
(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	





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