

**RUSH
WITT &
WILSON**



**43 Front Road, Woodchurch, Kent TN26 3SA
Offers In The Region Of £320,000**

Rush Witt & Wilson are pleased to offer this most attractive Grade II Listed end of terrace cottage with large rear garden located in the heart of the popular village of Woodchurch.

The accommodation is arranged over two floors and comprises a living room with log burning stove and kitchen/dining room on the ground floor. On the first floor are three bedrooms and a shower room.

Outside the property benefits from gardens to the front and rear, the latter being of a good size with a detached summerhouse. Offered to the market CHAIN FREE.

An internal inspection of this charming cottage is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.

Living Room

12'3 x 11'2 (3.73m x 3.40m)

Entrance door and window to the front elevation, attractive feature fireplace with exposed brick hearth and inset log burning stove, radiator, recessed storage area, latch wooden door with stairs rising to first floor with a range of fitted storage cupboards and further latch wooden door leading to:

Kitchen/Dining Room

14'3 x 7'7 (4.34m x 2.31m)

Fitted with a range of traditional style cupboards base unit with complimenting woodblock work surface with decorative tiled splashback and inset double Butler sink, space and point for electric oven, space and point for dishwasher, space and point for low level fridge freezer, range of wall mounted cupboards, two windows to the rear elevation enjoying views down the garden, radiator, tiled effect flooring, understairs generous storage cupboard, wall mounted gas fired boiler, door allowing access to the garden.

First Floor

Landing

Doors off to the following:

Bedroom One

14'6 x 6'9 max (4.42m x 2.06m max)

Window to the front elevation, exposed floorboards, attractive feature fireplace, radiator.

Bedroom Two

11'2 x 5'4 (3.40m x 1.63m)

Part obscured glazed window to the side elevation, radiator.

Bedroom Three

8'3 x 6'2 (2.51m x 1.88m)

Window to the side elevation, recessed storage area, radiator.

Wet Room

Fitted with a modern white suite comprising a low level w.c., wall mounted wash hand basin, shower with fixed screen, fully tiled walls, stainless steel heated towel rail, obscure glazed window to the rear elevation.

Outside

Front Garden

To the front is a generous area of garden enclosed with picket fencing and a range of established hedging, paved pathway proceeds to the front door with a generous area of level lawn, bordered with a mixture of beds planted with a mixture of shrubs and seasonal flowers, gated side access leads to:

Rear Garden

Of good size and predominately laid to lawn with part brick paved patio area abutting the rear of the cottage offering space for outside dining and entertaining, there is a brick built privy with high level wc. and wall mounted wash hand basin with obscure glazed window to the side elevation, generous timber garden store with

space and plumbing for washing machine and space and point for further free standing appliances. Leading down the garden is a further seating area bordered on both sides with beds planted with a mixture of shrubs and seasonal flowers and there is also a timber garden store.

Detached Summer House

8'9 x 8'8 (2.67m x 2.64m)

Glazed double doors to the front elevation, window to the side and power connected, doorway leading to adjoining store.

Adjoining Store

8'8 x 6'4 (2.64m x 1.93m)

Personal door to the front elevation providing a useful storage space.

Agent Note

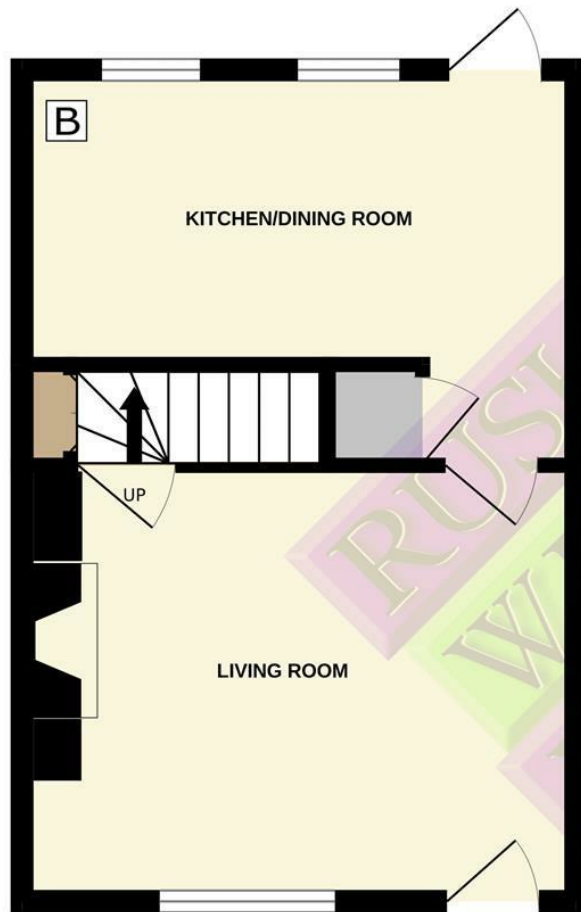
Please note there is a right of way to the rear/side for the neighbouring cottages.

Council Tax Band: C

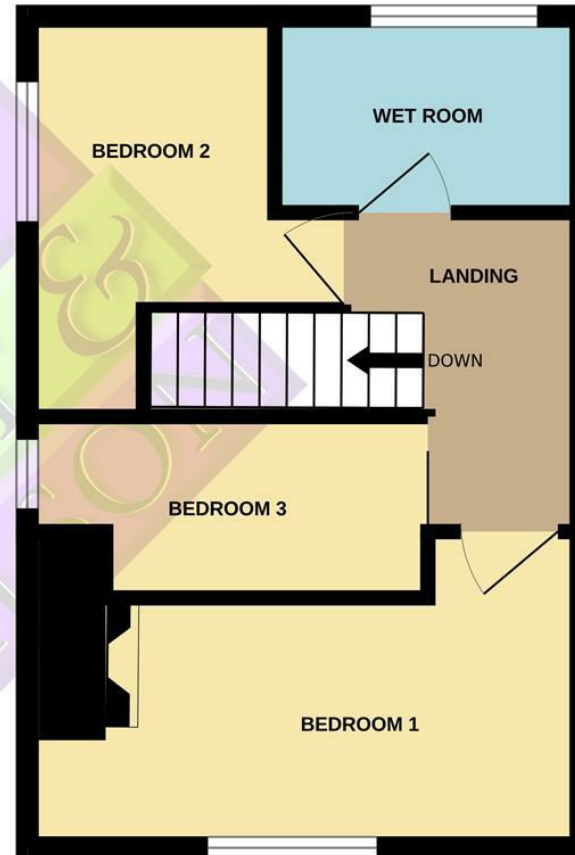
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned 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.

GROUND FLOOR



1ST FLOOR



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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