

**RUSH
WITT &
WILSON**



**Watermill House Cranbrook Road, Tenterden, Kent TN30 6UL
Offers In The Region Of £1,550,000 Freehold**

Rush Witt & Wilson are delighted to offer an exciting opportunity to purchase this most attractive Grade II Listed character home, sitting in gardens and grounds of approximately 4 acres (TBAV) located on the outskirts of Tenterden.

The well-presented accommodation is arranged over three floors and comprises of an impressive reception hallway with inglenook fireplace, living room with log burning stove, sunroom, cloakroom, utility room, double bedroom, dining room and stunning kitchen/breakfast/family room on the ground floor. On the first floor is the family bathroom and three double bedrooms, two of which benefit from en-suite facilities. On the second floor is a further double bedroom and study.

Outside 'Watermill House' offers a generous gated driveway providing off road parking for a number of cars, a detached triple garage/workshop, detached summerhouse and delightful 'park like' gardens/paddocks.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this fantastic properties accommodation and impressive gardens and grounds. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Reception Hallway

17'7 x 16'1 max (5.36m x 4.90m max)

Part glazed entrance door to the front elevation, impressive inglenook fireplace with oak bressummer and inset log burning stove, windows to the front and rear elevations, the latter enjoying pleasant views over the rear garden, stairs rising to first floor, exposed timbers and beams, two radiators, multi panelled glazed double doors opening through to:

Living Room

18'1 x 17'9 max (5.51m x 5.41m max)

Triple aspect with windows to the front, side and rear elevations, attractive feature fireplace with wood surround, quarry tiled hearth and inset log burning stove, low level fitted storage cupboards to both sides with display shelving above, three radiators, multipaneled glazed double doors opening through to:

Sunroom

14'7 x 11'10 (4.45m x 3.61m)

Range of windows to the front, side and rear elevations, multi panelled glazed double doors allowing access onto the garden, quarry tiled flooring, electric heater, two velux style roof lights, recessed ceiling spotlights.

Inner Lobby

Accessed via a multiplane door off the reception hallway, window to the rear elevation, exposed beams, doors through to:

Ground Floor Bedroom

12'6 x 10'3 (3.81m x 3.12m)

Window to the front elevation, range of full height fitted wardrobes, fitted desk with low level storage cupboards, fitted display shelving above, radiator, exposed beams.

Cloakroom/WC

Fitted with a modern white suite comprising low level wc with concealed cistern, floor standing vanity unit with inset wash hand basin, tiled splashback and fitted cupboard beneath, tile effect flooring, radiator, exposed beams, window to the rear elevation.

Kitchen/Breakfast/Family Room

31' x 15'8 (9.45m x 4.78m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounting cupboards, complimenting Corian worktop surfaces with matching splashbacks, inset stainless steel double sink unit, integral Neff hob with extractor canopy above, upright unit housing integral Neff double oven, integral Neff dishwasher, pull out bin, space for American style fridge/freezer, two fitted pantry style cupboards, space for table and chairs, exposed timber and beams, three radiators, wood effect flooring, windows to the front, side and rear elevations, part glazed double doors to the side allowing access onto the garden, door through to:

Utility Room

12'2 x 8'6 (3.71m x 2.59m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounting cupboards, complimenting Corian worktop surface with matching splashback and inset stainless steel sink unit, space and plumbing for washing machine, space for tumble dryer, floor standing oil fired boiler, storage cupboard housing recently fitted water softener, fitted shoe cupboard, wood effect flooring, window and part glazed door to the side elevation allowinv access onto the garden.

First Floor

Landing

An array of exposed timber and beams, two windows to the front elevation, fitted radiator, fitted bookshelves, stairs rising to the second floor/loft rooms, wooden latched doors through to:

Bedroom Two

18'5 x 9'7 (5.61m x 2.92m)

Double aspect with windows to the front and rear elevations, the latter enjoying pleasant views over the rear garden and wildlife pond, two full height fitted wardrobes, fitted dressing table with mirror above, two radiators, exposed timber and beams.

Bedroom Three

11'1 x 13'5 (3.38m x 4.09m)

Double aspect with windows to the front and side elevations, fitted double wardrobe, exposed timbers and beams, fitted dressing table with chest of drawer storage, radiator, fitted bedside tables, wood latch door through to:

En-Suite Bathroom

Fitted with a modern white suite comprising low level wc with concealed cistern, marble countertop with inset wash hand basin and fitted storage cupboard beneath, wood panelled bath with shower over and fitted screen, part tiled walls, tile effect flooring, radiator, stainless steel heated towel rail, window to the side elevation.

Bathroom

Fitted with a white traditional suite comprising low level wc with concealed cistern, fitted vanity unit with marble countertop, inset wash hand basin with fitted storage cupboard beneath, wood panelled bath with mixer tap, shower over and fitted screen, part tiled walls, radiator, stainless steel heated towel rail, exposed timbers and beams, attractive exposed brick fireplace with oak bressummer, tile effect flooring, window to the rear elevation.

Master Bedroom

15'3 x 16'4 max (4.65m x 4.98m max)

Triple aspect with windows to both sides and rear elevations, all enjoying pleasant views over the garden, a range of full height fitted wardrobes, fitted airing cupboard housing insulated hot water tank, three radiators, one with an attractive wooden cover, mirrored door through to:

En-Suite Bathroom

Fitted with a traditional white suite comprising low level wc with concealed cistern, generous fitted vanity unit with marble worksurface, inset wash hand basin with a range of fitted storage beneath, wood panelled bath, large walk in shower with sliding door, radiator, stainless steel heated towel rail, wall mounted mirrors, window to the side elevation.

Second Floor

Loft Room/Study/Hobby Room

27'6 x 11' (8.38m x 3.35m)

Window to the side elevation, vaulted ceiling with exposed beams, central exposed brick chimney breast, two radiators, range of fitted shelved storage, range of full height fitted wardrobes, door through to:

Bedroom

11'1 x 13'9 (3.38m x 4.19m)

Window to the rear elevation, exposed timber and beams, radiator, access to walk in loft space.

Outside

Gardens

Watermill House sits in impressive 'park like' gardens and grounds measuring approx. 4.01 acres (TBV) double electric five bar gates open to a sweeping gravelled driveway providing access through to the triple garage/workshop and providing off road parking and turning space. To the rear of the garage is a gently sloped area of lawn with a range of raised planters, small greenhouse, detached log store. To one side are lawn formal gardens with a paved York stone terrace abutting the side and rear of the property offering space for outside dining and entertaining. There is an attractive wildlife pond, area of level lawned gardens with a recently constructed timber built studio with double doors to the front elevation. The remainder of the grounds are formed of an open paddock with a stream running around the far edge and a small; bridge leads to a wildlife area of garden with an array of wild garlic and pedestrian gate to the rear allowing access onto Chennell Park Road where footpaths lead to Tenterden high street which is in approx. 1 mile away. The property also benefits from approved planning permission for a full sized outdoor tennis court (Planning Application No: PA/2024/1285).

Agents Note

Council Tax Band - G

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.

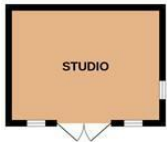
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with 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://rushwitwilson.co.uk/privacy-policy>



GROUND FLOOR



STUDIO
151 sq.ft. (14.0 sq.m.) approx.

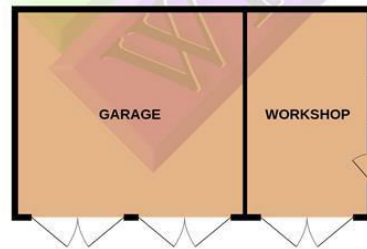
TOTAL FLOOR AREA : 3874 sq.ft. (359.9 sq.m.) approx.

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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1ST FLOOR



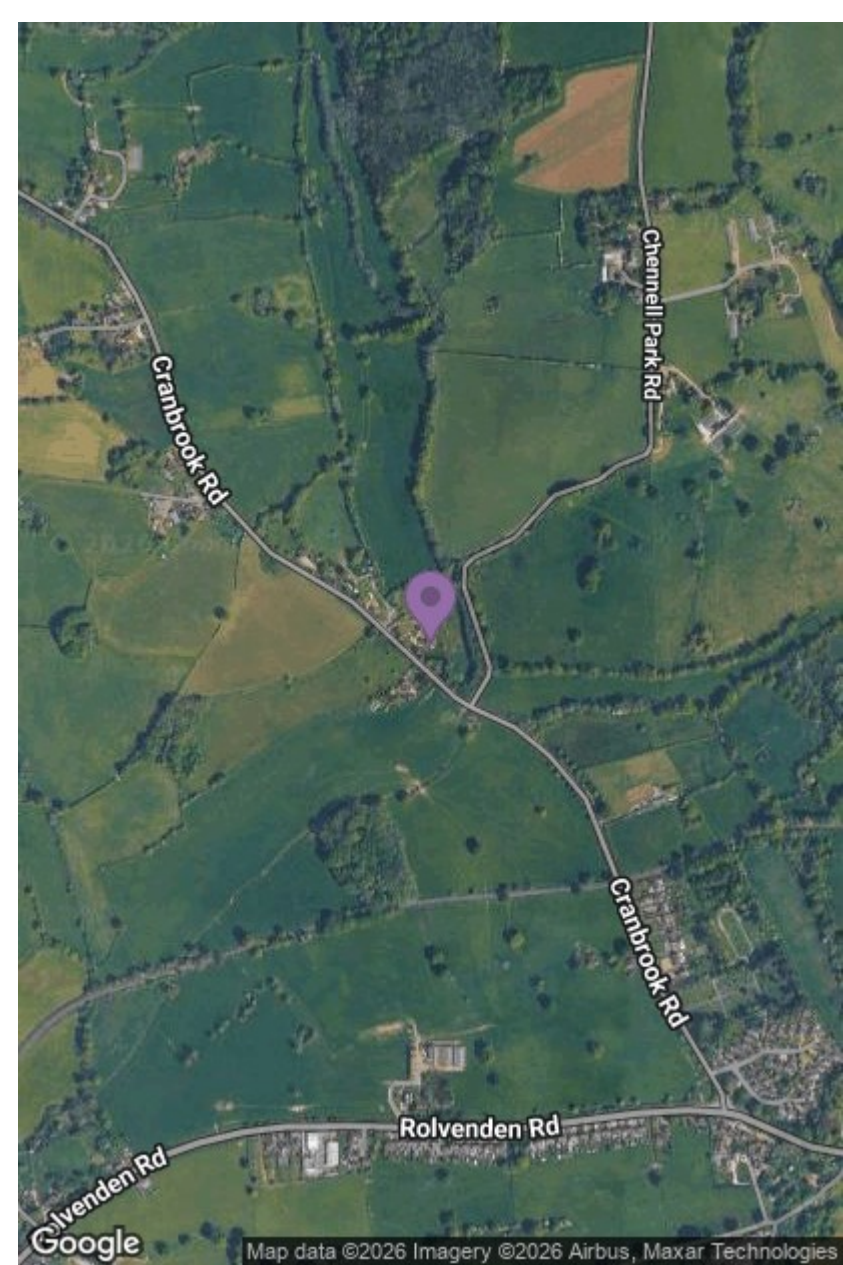
2ND FLOOR



GARAGE/WORKSHOP
711 sq.ft. (66.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
100-120 kWh/m ² A	Very energy efficient - lower running costs			100-100 g/m ² A	Very environmentally friendly - lower CO ₂ emissions		
81-100 kWh/m ² B				101-110 g/m ² B			
61-80 kWh/m ² C				111-120 g/m ² C			
41-60 kWh/m ² D				121-130 g/m ² D			
21-40 kWh/m ² E				131-140 g/m ² E			
1-20 kWh/m ² F				141-150 g/m ² F			
0-10 kWh/m ² G	Not energy efficient - higher running costs			151-200 g/m ² G	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	74	England & Wales		EU Directive 2002/91/EC	56



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