RUSH WITT & WILSON

**140a High Street, Tenterden, Kent TN30 6HT**
**Offers In The Region Of £342,000**

A most charming grade II listed period cottage, situated in a secluded position off the picturesque tree lined High Street of Tenterden. Having been subject to much improvement works by the current owners the well-presented accommodation comprises an kitchen/dining room with vaulted ceiling, living room with log burning stove, snug/cellar, two bedrooms and recently fitted bathroom. Outside is brick paved courtyard which offers privacy and seclusion. This property is approached via a gated pathway off the High Street and is expected to appeal to a variety of buyers, being considered equally suitable as a main residence, second home or for an investment/holiday let purchase. The vendor's sole agents would advise early inspection to fully appreciate the merits of this unique home. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

**Courtyard Garden**
Gated access of Tenterden High Street leads to brick paved patio area with space for table and chairs, range of small flower beds planted with a mixture of shrubs, roses and seasonal flowers.

**Kitchen/Dining Room**
16'2 x 10'6 (4.93m x 3.20m)
Fitted with a range of traditional style cupboard and drawer base units with glazed display wall mounted cupboards, complementing solid wood work-surface with generous tiled splash-back, inset sink/drainer, space and point for gas range with light and extractor fan above, integrated fridge and freezer, space for table and chairs, radiator, vaulted ceiling with full height window to rear elevation, double doors to side elevation giving access to the courtyard and radiator.

**Inner Lobby**
With connecting doorway to Living Room and access to:

**Small Inner courtyard/Outhouse**
Small brick paved courtyard providing access to outhouse with plumbing and point for washing machine and tumble dryer.

**Bedroom**
14'10 x 8'10 (4.52m x 2.69m)
With sash window to side elevation, range of built in wardrobes and radiator.

**Bathroom**
White suite comprising roll top bath with mixer tap and hand held shower attachment, walk-in shower cubicle with screen and door, pedestal wash hand basin, low level WC, heated towel rail/radiator fitment, half panelled walls with shelf over and cupboard housing insulated hot water tank with shelved storage above .

**Living Room**
13'9 x 13'0 (4.19m x 3.96m)
Double aspect with sash windows to side and front elevations, former front door (not currently in use), exposed brick feature fireplace with inset log burning stove, oak flooring, radiator, stair case to first floor, connecting doors to bathroom and ground floor bedroom.

Exposed brick steps descend to:

**Snug/Cellar (Limited Head Height)**
14'11 max x 13'7 max (4.55m max x 4.14m max)
With small window to side elevation, wall mounted gas fired boiler, exposed beams, storage cupboard and radiator.

**First Floor**
With stairs rising from Living Room.

**Bedroom**
14'0 x 13 max (4.27m x 3.96m max)
With sash window to side elevation, two Velux style windows,. radiator, built in wardrobe and access to loft space.

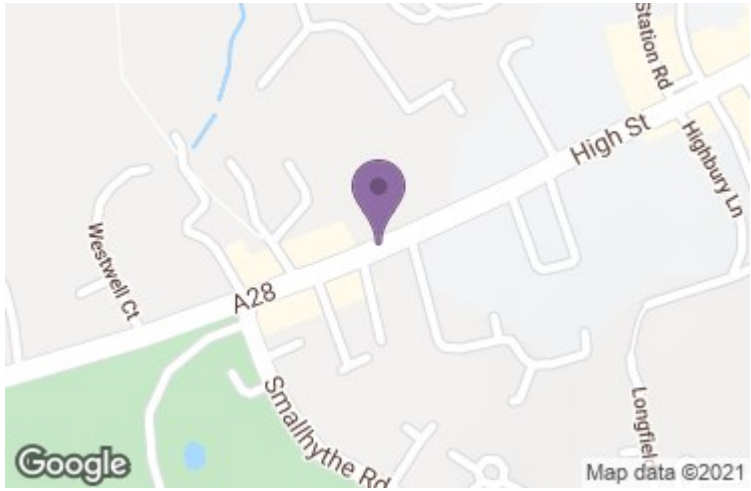
**Agent Note**
None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

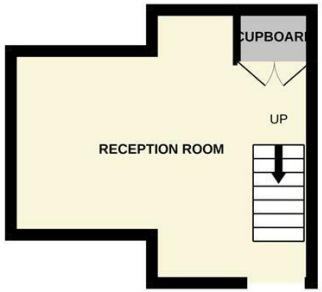
** Please note the property has an area of Flying Freehold **

The neighbouring property has a right of way along the gated pathway, further details available on request.

Please be aware that planning permission have been approved for 142 High Street to be converted to three self contained apartments (19/01106/AS)



GROUND FLOOR
176 sq.ft. (16.4 sq.m.) approx.




1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.

2ND FLOOR
165 sq.ft. (15.3 sq.m.) approx.

TOTAL FLOOR AREA : 963 sq.ft. (89.4 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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The Property Ombudsman
Relocation agent network

Diana