

**RUSH  
WITT &  
WILSON**



**135 High Street, Tenterden, Kent TN30 6JS  
Offers In Excess Of £350,000**

**HIGH STREET LOCATION WITH PARKING** - Rush Witt & Wilson are pleased to offer this attractive Grade II Listed attached cottage located on the picturesque tree lined High Street of Tenterden.

The well presented accommodation is arranged over two floors and comprises a 21'8 living/dining room and kitchen on the ground floor. On the first floor are two bedrooms and the bathroom and a useful loft room (accessed via a pull down ladder) to the second floor. Outside the property benefits from a brick paved driveway to the front providing off road parking and a walled courtyard garden to the rear.

Considered an ideal second home or an exciting holiday let/investment purchase but equally suitable as a main residence, an internal inspection of this delightful cottage is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

#### **Front Garden/Off Road Parking**

To the front a brick paved driveway provides off road parking being boarded to one side with an established bed planted with a selection of mature shrubs, roses and seasonal flowers.

#### **Living/Dining Room**

21'8 x 8'9 (6.60m x 2.67m)

With entrance door and window to the front elevation, two radiators, stairs rising to the first floor with storage cupboard beneath, exposed timbers and beams and connecting door to:

#### **Kitchen**

8'3 x 6'10 (2.51m x 2.08m)

Fitted with a range of traditional shaker style cupboard and drawer base units with matching wall mounted

cupboards, complimenting granite work surface with matching splash back, inset stainless steel sink & drainer unit, inset four ring electric hob with integrated low level oven beneath, granite back plate and extractor canopy and light above, integrated low level fridge, integrated washing machine, tiled flooring, radiator, window to rear elevation and glazed panelled door giving access to the garden.

#### **First Floor**

##### **Landing**

With stairs rising from the Living/Dining Room, radiator, access to second loft space and connecting doors leading to:

##### **Bedroom 1**

11'7 x 9'0 (3.53m x 2.74m)

With window to the front elevation overlooking the High Street, hatch with pull down ladder giving access to the Loft Room and radiator.

##### **Bathroom**

Modern white suite comprising low level W.C, wash-hand basin with tiled splash-back and storage beneath, P shaped bath with fixed shower above and screen, tiled flooring, heated towel rail and conservation roof-light.

##### **Bedroom 2**

8'2 x 6'10 (2.49m x 2.08m)

With window to the rear elevation and radiator.

##### **Loft Room**

With window to the front elevation and wall mounted gas fired boiler.

##### **Courtyard Garden**

The part walled rear courtyard offers an area of artificial grass providing space for for outside dining,

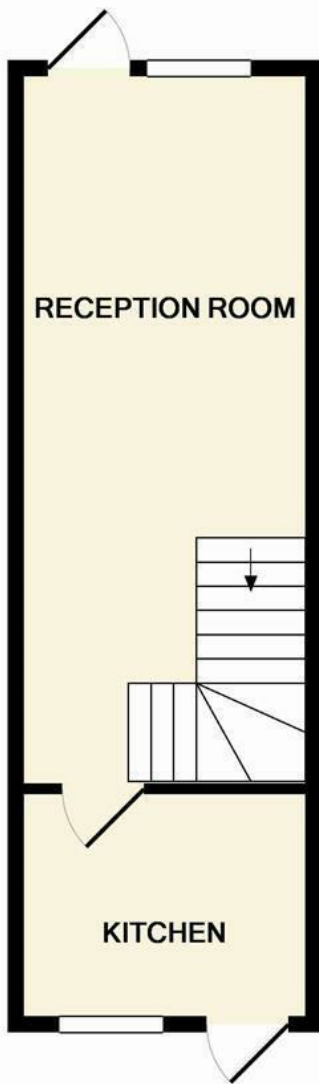
there is a useful timber store with power connected and gated access to the rear.

#### **Agent Note**

Council Tax Band: D

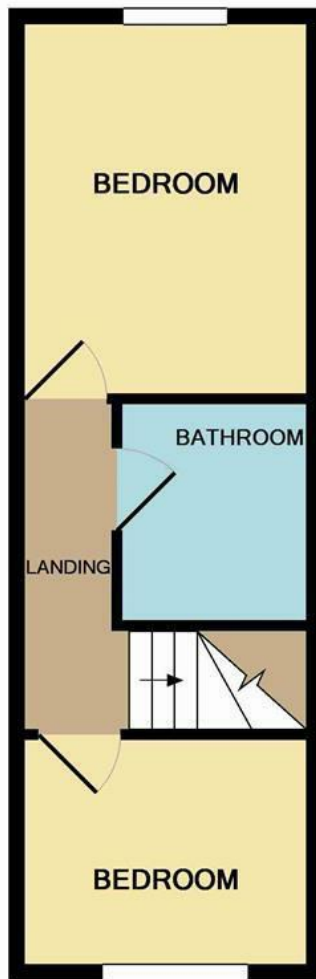
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned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



GROUND FLOOR  
APPROX. FLOOR  
AREA 258 SQ.FT.  
(23.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 258 SQ.FT.  
(23.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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