

**RUSH  
WITT &  
WILSON**

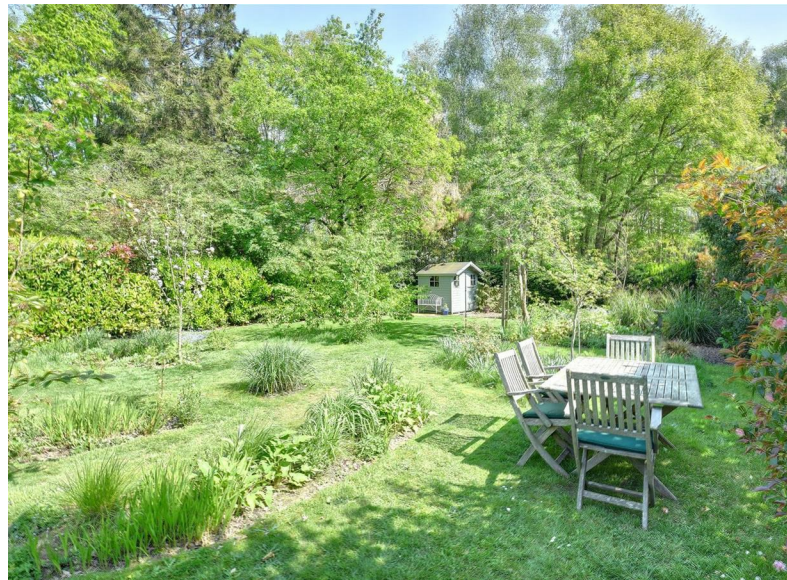


**Althorne Ingleden Park Road, Tenterden, Kent TN30 6NS  
Offers In The Region Of £875,000**

**Rush Witt & Wilson are pleased to offer the opportunity to acquire this most impressive and deceptively spacious chalet style home located along the highly desirable 'Ingleden Park Road' being within easy reach of the picturesque tree lined High Street of Tenterden.**

**'Althorne' has been beautifully renovated by the current owners to offer extremely well-presented and well-proportioned accommodation arranged over two floors comprising of a generous entrance hallway, two ground floor bedrooms, bathroom, living room and a stunning open plan kitchen/dining/family room with direct access to the garden on the ground floor. On the first floor are three double bedrooms, the main with an en-suite and a further shower room. Outside the property benefits from a brick paved driveway providing off road parking for a number of cars, an attached single garage (currently sub-divided with a utility room to the rear) and delightful established rear gardens being of a good size and benefitting from an southerly aspect.**

**An internal inspection is highly recommended on this stunning home. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



**Entrance Hallway**

With part obscured glazed entrance door to the front and windows to both side elevations, stairs rising to the first floor with fitted storage cupboard beneath, fitted coat cupboard, radiator, wooden flooring and doors leading to:

**Study/Bedroom 5**

9'9 x 9'3 (2.97m x 2.82m)

With window to the side elevation and radiator.

**Bedroom 4**

9'9 x 9'9 (2.97m x 2.97m)

With window to the front elevation and radiator.

**Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, panelled bath with mixer tap, hand held shower attachment and fixed screen, radiator and obscured glazed window to the front elevation.

**Open Plan Kitchen/Dining/Family Room**

34'3 max x 23'2 max (10.44m max x 7.06m max )

This stunning open plan space benefits from being triple aspect with windows to the front, side and an impressive full height window to the rear elevation, the latter enjoying a beautiful aspect down the garden, space for table and chairs, two radiators, glazed patio doors allowing access though to the garden, wooden flooring and double doors through to the living room.

The Kitchen area is extensively fitted with a range of blue shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing white work surface with matching splash-backs and inset butler sink, space and point for Rangemaster style cooker with glass back plate and stainless steel extractor canopy above, upright unit housing integrated fridge, integrated dishwasher, integrated low level freezer, integrated washing machine, fitted breakfast bar, wooden flooring and recessed ceiling spot lights.

**Living Room**

13'11 x 12'10 (4.24m x 3.91m)

With glazed patio doors to the rear elevation allowing access through to the garden, wooden flooring, radiator and fitted storage cupboard.

**First Floor****Landing**

Being part galleried with stairs rising from the entrance hallway, access to eaves storage space, radiator and connecting doors to:

**Master Bedroom**

17'8 x 12'10 (5.38m x 3.91m)

With feature full height window to the rear elevation enjoying a pleasant views down the garden, wooden flooring, radiator and door to:

**En-Suite Shower Room**

Fitted with a modern suite comprising 'white gloss' vanity unit with inset wash-hand basin, low level W.C with concealed cistern and range of fitted cupboards, large walk-in shower with power shower and fitted glass screen, stainless steel heated towel rail, recessed ceiling spot lights, Velux style window to the rear elevation, access to eaves storage, fitted cupboard housing wall mounted gas fired boiler and insulated hot water tank.

**Bedroom 2**

13'2 x 10'9 (4.01m x 3.28m)

With window to the rear elevation enjoying a pleasant views down the garden, wooden flooring, radiator and range of fitted wardrobes.

**Bedroom 3**

11'7 x 9'6 (3.53m x 2.90m )

With window to the front elevation, wooden flooring, radiator and access to loft space.

**Shower Room**

Fitted with a modern suite comprising low level W.C, wall mounted 'white gloss' vanity unit with inset wash-hand basin and fitted draws beneath, large walk-in shower with power shower and fitted glass screen, stainless steel heated towel rail, recessed ceiling spot lights, obscured glazed window to the side elevation, part tiled walls and flooring.

**Outside****Gardens**

To the front a brick paved driveway provides off road parking/turning space for several vehicles with a pathway proceeding to the front door. There is an area of lawn being interspersed with a selection of established shrubs and trees and well maintained beech hedging to the front boundary. Gated

access to both sides of the property leads through to the rear garden.

The delightful rear garden is a particular feature and offers a large decked terrace abutting the rear of the property offering a perfect space for outside dining/entertaining which leads to a good sized area of level lawn being interspersed and bordered with a selection of established beds planted with a mixture of mature shrubs, trees and seasonal flowers, there is also good sized timber potting shed.

**Garage**

12'2 x 10'3 (3.71m x 3.12m)

With up and over door to the front elevation, access to loft storage space, light and power connected. Please note the garage is currently sub-divided with a utility room to the rear.

**Utility Room**

9'4 x 6'7 (2.84m x 2.01m)

Fitted with a range of white cupboard base units with complementing work surface and inset stainless steel sink/drainage unit, space and plumbing for washing machine, space and point for free standing appliances, window and glazed entrance door.

**Agent Note**

Council Tax Band: F

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.

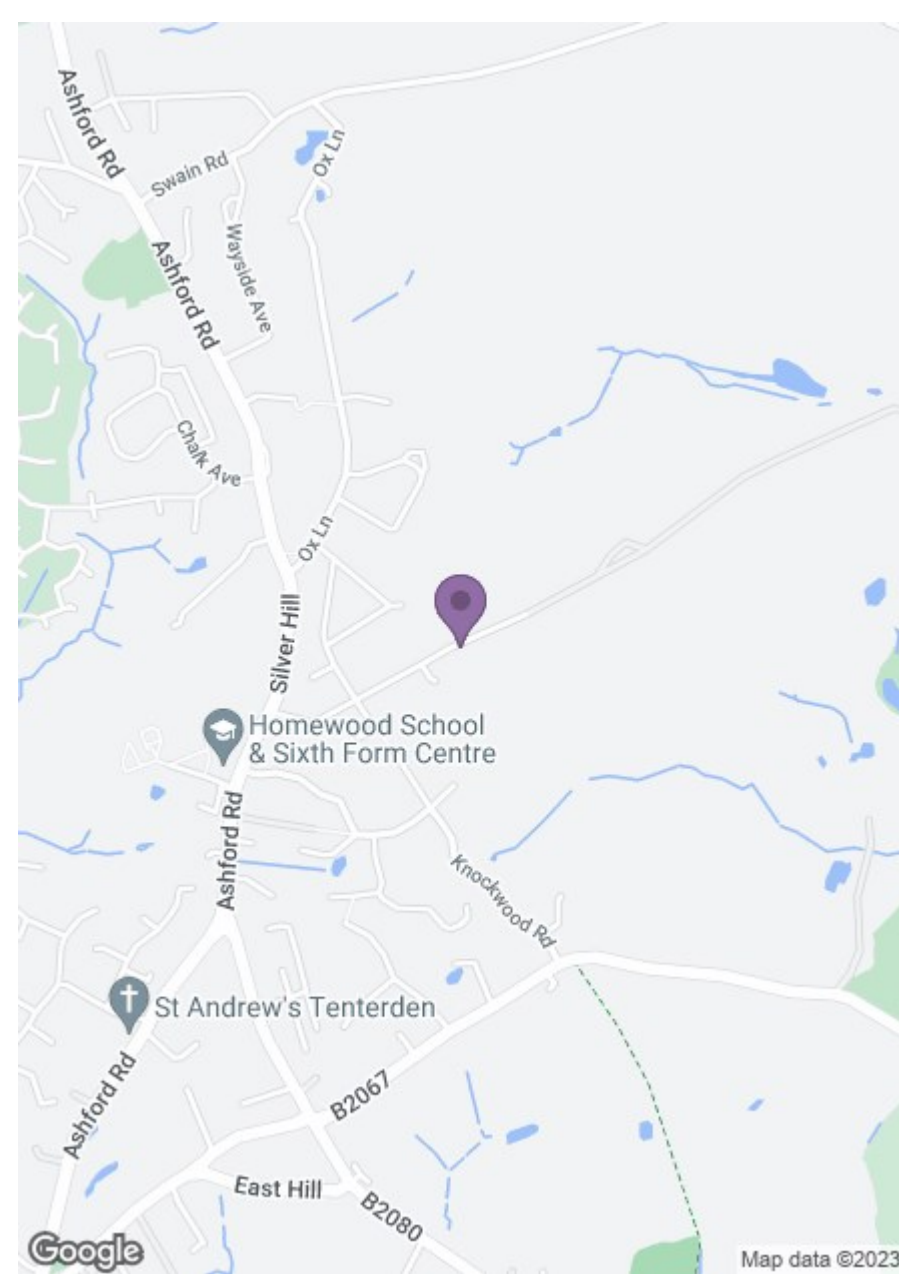




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**94 High Street  
Tenterden  
Kent  
TN30 6JB  
Tel: 01580 762927  
tenterden@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**