RUSH
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**The Old Forge, 3 Poplar Road, Wittersham, Tenterden, Kent TN30 7PD**
**Offers In The Region Of £475,000 Freehold**

**Rush Witt & Wilson are pleased to offer this attractive Grade II Listed end of terrace cottage located in the heart of the popular village of Wittersham.**

**Offering a wealth of period features throughout the well-proportioned and versatile accommodation is arranged over three floors comprising of a living room with impressive inglenook fireplace, kitchen/dining room with direct access to the garden, bathroom, study and double bedroom with kitchenette and en-suite shower room offering exciting home income/annex potential on the ground floor. On the first floor are three bedrooms with a further loft room to the second floor.**

**Outside the cottage benefits from good sized rear gardens with a detached studio/outbuilding, small driveway and an attached 23'3 x 18'8 (7.09m x 5.69m) garage/workshop with original 'forge' in situ. Offered to the market CHAIN FREE.**

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

**Entrance Hall**
Entrance door to the front elevation, exposed brick flooring and door opening through to:

**Living Room**
19'2 max x 12'4 (5.84m max x 3.76m )
Bay window to the front elevation, attractive exposed brick inglenook fireplace with oak bressummer and inset log burning stove, stairs rising to the first floor, radiator, exposed brick flooring, door through to the study and open studwork, doorway leading to:

**Kitchen/Dining Room**
19' max x 17'7 max (5.79m max x 5.36m max)
Fitted with a range of blue shaker style cupboard and drawer base units with complimenting white sparkle quartz work surface with matching splashback and inset ceramic sink unit, space and point for range style cooker, integrated low level fridge, fitted display shelving, fitted wine rack, stairs rising to first floor with generous fitted pantry style cupboard beneath, radiator with decorative wooden cover, tiled flooring, space for table and chairs, window to the rear and side elevation, glazed double doors allowing access to the garden, further door leading to:

**Bathroom**
Fitted with a high flush wc, pedestal wash hand basin, free standing roll top bath with mixer tap and hand held shower attachment, large walk-in shower with glass sliding door, decorative tile flooring, radiator with stainless steel heated towel rail fitment, half wood panelled walls, window to the rear elevation.

**Study**
10'9 max x 14'2 max (3.28m max x 4.32m max )
Window to the side elevation with fitted plantation shutters, wood effect flooring, door to the integral workshop/garage, further door leading to:

**Ground Floor Bedroom**
18'4 max x 15'4 max (5.59m max x 4.67m max )
Generous stable door and window with fitted plantation shutters to the side elevation, wooden flooring, access to loft space, radiator, kitchenette being fitted with a range of blue shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting solid woodblock work surface with inset stainless steel sink unit, integrated Neff microwave, integrated low level fridge/freezer, door leading to:

**En-Suite Shower Room**
Fitted with a modern suite comprising low level wc, floor standing blue vanity unit with inset wash hand basin and fitted storage beneath, corner shower cubicle with double sliding doors, part tiled walls, tiled flooring, stainless steel heated towel rail, obscure glazed window to the rear elevation.

**First Floor**

**Landing**
Stairs rising from the kitchen/dining room, exposed timbers, fitted shelved storage cupboard and doors leading to:

**Bedroom Three**
11'1 x 8'7 (3.38m x 2.62m )
Window to the rear elevation with fitted plantation shutters, velux style rooflight, exposed floorboards, radiator, fitted wardrobe.

**Bedroom Two**
11' x 10'3 (3.35m x 3.12m )
Window to the rear elevation enjoying a pleasant outlook over the garden, wood effect flooring, radiator, fitted corner wardrobe.

**Master Bedroom**
13'6 x 11'7 (4.11m x 3.53m )
Sash window to the front elevation, attractive feature fireplace, walk-in wardrobe/dressing area, exposed floorboards, radiator.

Please note bedroom one can also be accessed independently off a second staircase rising from the living room.

**Second Floor**

**Landing**

**Loft Room**
14'4 max x 13'10 (4.37m max x 4.22m )
Stairs rising from the landing, window to the side and rear elevation, range of low level fitted storage, radiator.

**Outside**

**Garage/Workshop**
23'3 x 18'8 (7.09m x 5.69m)
Up and over garage door to the front elevation, window to the side with fitted plantation shutters, feature wood-clad wall, original old forge with fitted workbench over, light and power connected.

**Front Garden**
Shared pathway leads to the front door with a small area of lawn to one side, small brick paved driveway to the front of the garage providing off road parking.

**Rear Garden**
Of a good size and benefits from a westerly aspect, abutting the rear of the property is an area of hardstanding providing space for outside dining and entertaining which leads to a good sized level area of lawn with a range of raised planters and raised beds planted with a mixture of trees, mature shrubs and seasonal flowers. To the end of the garden is a small greenhouse and useful detached outbuilding.

**Agents Note**
Council Tax Band - D

Please note this property has an area of flying freehold.

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:

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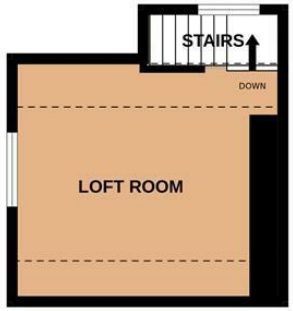
4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

GROUND FLOOR

1ST FLOOR

2ND 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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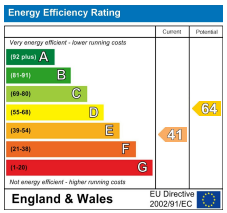


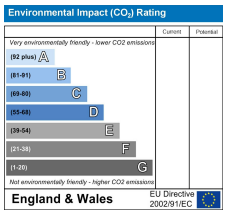

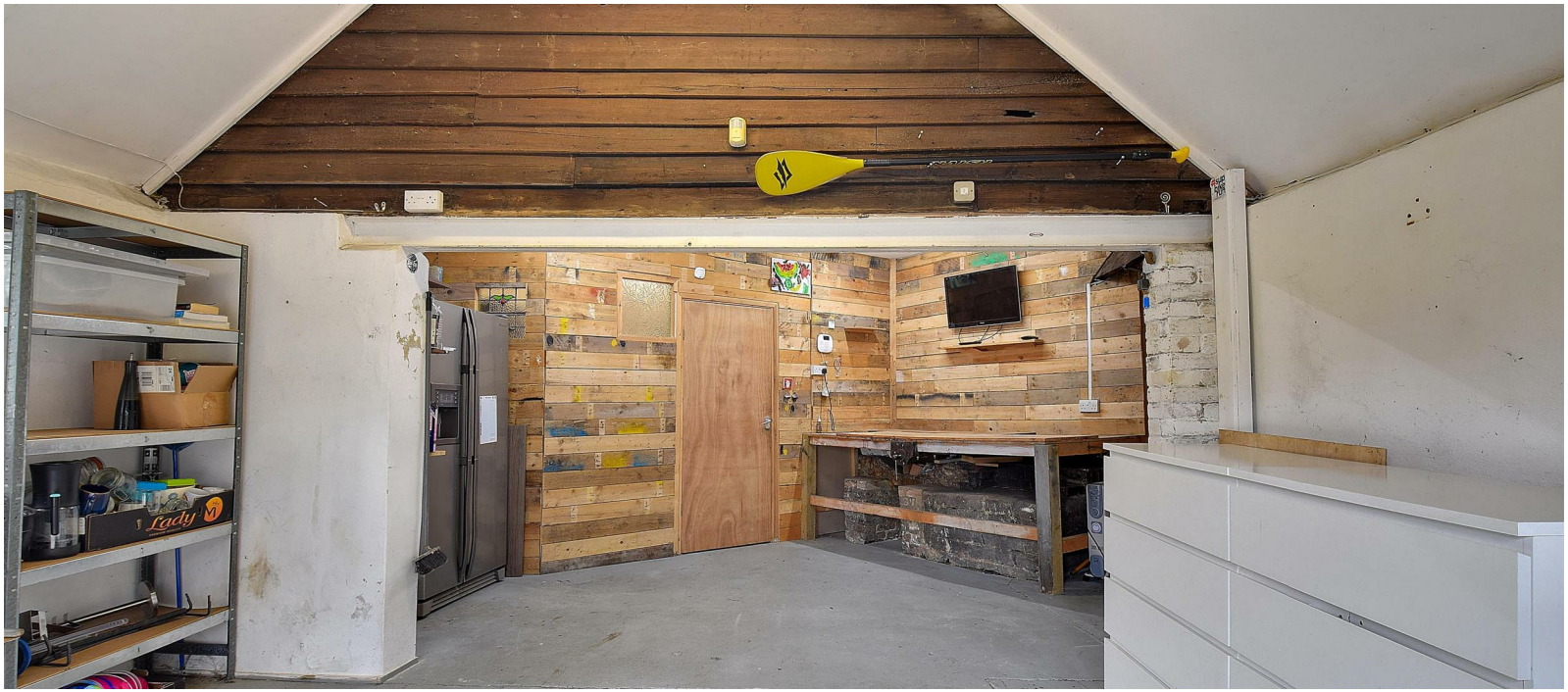

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