

**RUSH
WITT &
WILSON**



100 Colonel Stephens Way, St. Michaels, Tenterden, Kent TN30 6EZ
Guide Price £785,000

Rush Witt & Wilson are pleased to offer this stunning detached family home occupying a tucked away location at the end of this sought after cul-de-sac being within easy access of the local amenities, schools and Tenterden High Street.

Having been beautifully renovated and extended the well-proportioned accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom, study, utility room, living room, family room/bedroom 5 and stunning open plan kitchen/breakfast/dining room on the ground floor. On the first floor are four double bedrooms, the main with an en-suite and the family bathroom. Outside the property offers extensive off road parking, a 31'4 workshop/outbuilding, home office/studio, detached double garage and good sized landscaped rear gardens.

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



Entrance Hallway

Entrance door to the front elevation, window to the side, stairs rising to the first floor with recessed storage area beneath, wood effect herringbone flooring, archway through to living room and solid oak doors leading to:-

Cloakroom/WC

Fitted with a contemporary suite comprising low level wc with concealed cistern, wall mounted white gloss vanity unit with counter top wash hand basin and storage beneath, stainless steel heated towel rail, fully tiled walls, herringbone wood effect flooring, obscured glazed window to the side elevation.

Study

12'5 x 7'5 (3.78m x 2.26m)
Window to the side elevation, herringbone wood effect flooring and radiator.

Family Room/Bedroom Five

12'0 x 11'3 (3.66m x 3.43m)
With double doors to the rear elevation allowing access to the garden, radiator and range of fitted storage.

Living Room

23'5 x 11'7 (7.14m x 3.53m)
Double aspect with box bay window to the front elevation with fitted plantation shutters, glazed double doors to the rear allowing access through to the garden, ceiling shadow gap with LED downlights, two radiators, ceiling spotlights and herringbone wood effect flooring.

Kitchen/Breakfast/Dining Room

22'7 max x 22'3 max (6.88m max x 6.78m max)
This impressive space is extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards complimenting granite worksurface with matching splashback and inset Butler sink, inset Neff induction hob with mirrored splashback and extractor canopy above, upright unit housing three integrated Neff ovens, one of which is also a microwave, integrated coffee machine, integrated dishwasher, integrated full height fridge and fully height freezer, central kitchen islands with granite work surface and range of cupboard and drawer base units with fitted breakfast bar, space and points for fully height wine cooler, range of under cabinet and skirting downlights. Spacious dining area with fitted bench offering space for dining table, herringbone wood effect flooring with underfloor heating, ceiling spotlights, range of windows to the side and rear elevation, glazed double doors allowing direct access to the garden and solid oak door leading to:-

Utility Room

22'3 x 6'0 (6.78m x 1.83m)
Fitted with a range of traditional style cupboard and drawer base units with complimenting granite work surface with matching splashback and inset stainless steel sink unit, space and plumbing for washing machine, space and point for tumble dryer, space and point for further free standing appliances, herringbone wood effect flooring with underfloor heating, window to the side and part glazed door allowing access to the garden.

First Floor

Landing

Part galleried with stairs rising from the entrance hallway, access to loft space and oak doors leading to:-

Master Bedroom

12'5 x 12'2 (3.78m x 3.71m)
Window to the side elevation with fitted plantation shutters, radiator and oak door leading to:-

En-Suite Bathroom

Fitted with a contemporary suite comprising low level wc with concealed cistern, wall mounted vanity unit with stone work surface, counter top wash hand basin and range of fitted storage beneath, free standing double ended bath with stainless steel mixer tap with hand held shower attachments, large walk-in shower with fitted glass screen, stainless steel heated towel rail, tiled flooring and underfloor heating, fully tiled walls, ceiling spotlight and window to side elevation with fitted plantation shutters.

Bedroom Two

20'6 x 10'0 (6.25m x 3.05m)
Two windows to the rear elevation, both with fitted plantation shutters, two radiators and range of full height fitted wardrobes with mirrored sliding doors.

Bedroom Three

12'5 x 11'4 (3.78m x 3.45m)
Window to the rear elevation with fitted plantation shutters, half panelled walls and radiator.

Bedroom Four

11'4 x 10'7 (3.45m x 3.23m)
Window to the front elevation with fitted plantation shutters and radiator.

Family Bathroom

Fitted with a white suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap and hand held shower attachments, tile effect flooring, part tiled walls, stainless steel heated towel rail and obscure glazed window to the front elevation.

Outside

Gardens

The property occupies a tucked away position at the end of a private cul-de-sac benefiting from a large corner plot with extensive driveway parking to the front providing off road parking for a number of vehicles and access through to a detached workshop and detached double garage. To the front is a detached home office with decked terrace to one side and feature pond and gated side access leads through to a landscaped rear garden of a good size and offers a generous porcelain paved patio area which abuts the rear of the property with steps leading down to a further area providing space for outside dining and entertaining. There is a large covered barbecue/kitchen area with fitted seating area and steps leading to a level area of lawn. The whole enjoying a pleasant vista over adjoining woodland/the old railway track to the side and rear.

Detached Double Garage

16'3 x 15'3 (4.95m x 4.65m)
With electric garage door to the front elevation, personal door to the side, light and power connected.

Workshop

31'4 x 13'4 (9.55m x 4.06m)
With electric roller door to the front elevation, light and power connected.

Home Office

15'4 x 12'6 (4.67m x 3.81m)
With glazed double doors and windows to the front elevation, patio doors to the side opening to a decked terrace, light and power connected.

Agent Note

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.

Council Tax Band - G



GROUND FLOOR
1544 sq.ft. (143.4 sq.m.) approx.



1ST FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 3251sq.ft. (302.0 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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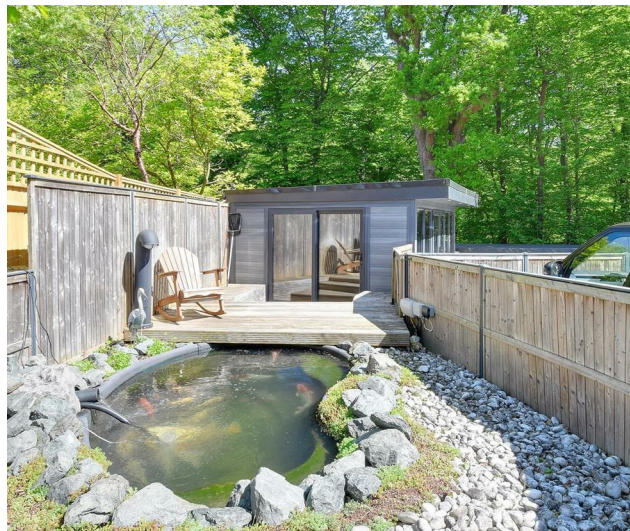


OUTBUILDINGS
850 sq.ft. (79.0 sq.m.) approx.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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