RUSH WITT & WILSON

Rose Cottage Coombe Lane, Tenterden, TN30 6HD
Offers In The Region Of £315,000

Rush Witt & Wilson are pleased to offer this attached cottage forming part of a small gated mews occupying a highly sought after lane setting tucked off Tenterden High Street.

The well presented accommodation is arranged over two floors and comprises of a living room with feature fireplace, kitchen/dining room and cloakroom/utility room on the ground floor. On the first floor are two generous bedrooms and a shower room. Outside the cottage benefits from a shared courtyard to the front. Offered to the market CHAIN FREE.

An internal inspection of this delightful home is highly recommended to fully appreciate its desirable and convenient position. For further information and to arrange a viewing please call our Tenterden office.

Living Room
18'4 x 11'2 max (5.59m x 3.40m max)
Part decretive glazed entrance door and window to the front elevation, part obscure glazed door to the rear giving access onto Mockford Alley/rear access, feature fireplace with quarry tiled hearth, radiator, range of fitted shelving and storage, tiled floor, part glazed oak door leading through to:

Kitchen/Dining Room
18'5 max x 12'0 max (5.61m max x 3.66m max)
Being double aspect with windows to the front and rear elevation, fitted with a range of white gloss cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splashback and inset stainless steel sink with side drainer, inset four burner induction hob with black glass backplate and extractor canopy above, integrated oven beneath, integrated low level freezer, integrated microwave, space and plumbing for slimline dishwasher, cupboard housing wall mounted gas fired boiler, stairs rising to the first floor with fitted storage cupboards beneath, wall mounted vertical radiator, space for table and chairs, oak door leading through to:

Cloakroom/WC
Fitted with a modern white suite comprising low level wc, pedestal wash hand basin, fully tiled floor and walls, stainless steel heated towel rail, space and plumbing for washing machine, obscure glazed window to the front elevation.

First Floor

Landing
Obscure glazed window to the rear elevation, radiator, access to loft space, oak doors off to the following:

Bedroom One
16'4 x 9'1 (4.98m x 2.77m)
Two windows to the rear elevation, range of fitted wardrobes, radiator.

Bedroom Two
16'4 max x 9'11 (4.98m max x 3.02m)
Two windows to the front elevation, radiator.

Shower Room
Fitted with a modern suite comprising low level wc, pedestal wash hand basin, generous corner shower cubicle, fully tiled floor and walls, stainless steel heated towel rail, obscure glazed window to the front elevation.

Outside

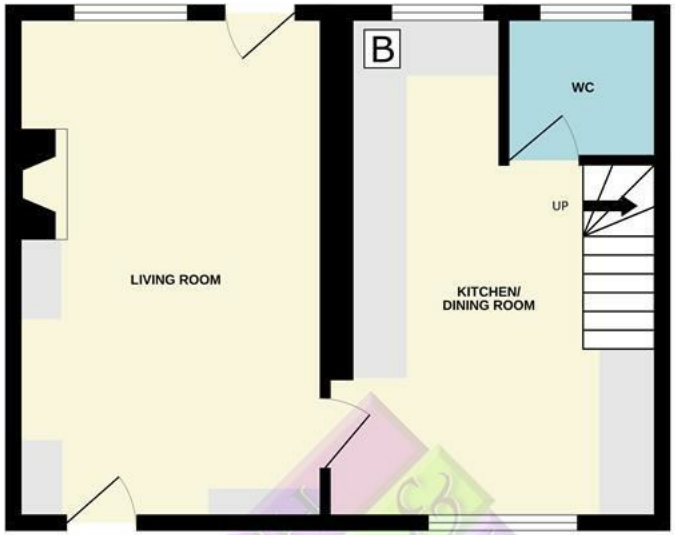
Shared Courtyard
Occupying a central location in the town the property is approached via a gated pathway leading to a shared courtyard to the front.

Agents 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: C

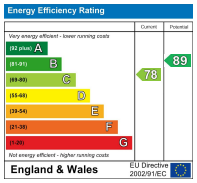
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

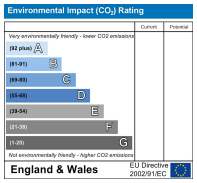


1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.

TOTAL FLOOR AREA : 886sq.ft. (82.3 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.
Made with Metropix ©2025





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

The Property Ombudsman
Relocation agent network