

**RUSH
WITT &
WILSON**



**Dengate 10 The Street, Wittersham, Kent TN30 7ED
Offers In The Region Of £360,000**

Rush Witt & Wilson are pleased to offer this attractive single storey attached character cottage (un listed) occupying a popular location within the heart of sought after village of Wittersham.

Formally the village bakers and cobblers shop, 'Dengate' offers a wealth of period features through-out and offers accommodation comprising of an entrance hallway, two bedrooms, bathroom, kitchen and impressive living/dining room with part vaulted ceiling. Outside the cottage benefits from an attractive central courtyard and good sized established rear gardens measures approximately 70ft in length (tbv), backing through onto orchards.

Expected to appeal to a variety of buyers, being considered equally suitable as a delightful main residence but also being considered an ideal second home or even an exciting holiday let purchase. An internal inspection of this charming cottage is highly recommended, for further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

Entrance door with decorative glass panel to the rear elevation, quarry tiled flooring, exposed timbers and doors through to:

Bedroom 1

11'11 x 10'2 (3.63m x 3.10m)

With double glazed sash window to the front elevation, attractive feature fireplace with wooden surround and decorative tiled hearth, range of fitted wardrobes, fitted shelving, radiator and exposed floorboards.

Bedroom 2

11'0 max x 10'1 (3.35m max x 3.07m)

With double glazed sash windows and original entrance door to the front elevation, attractive exposed brick fireplace, exposed floorboards and radiator.

Bathroom

Fitted with white suite comprising low level W.C, corner wash hand basin with tiled splash-back, small panelled bath with mixer tap and shower above, part tiled walls, heated towel rail, ceiling spot lights, quarry tiled flooring, obscured glazed window to the rear elevation.

Kitchen

12'11 x 8'0 (3.94m x 2.44m)

Fitted with a range of cream shaker style cupboard base units with complementing granite work-surface, inset butler sink with wooden drainer/worksurface, attractive exposed brick inglenook fireplace with inset oil fired Rayburn (which runs the heating/hot water), integrated low level fridge and freezer, integrated washing machine, fitted larder cupboard with stone shelving, quarry tiled flooring, window to the side elevation overlooking the courtyard, fitted airing cupboard housing insulated hot water tank, access to loft space and part glazed door leading through to:

Living/Dining Room

19'11 x 14'6 (6.07m x 4.42m)

This delightful triple aspect room offering a range of windows to the front, side and rear elevations, part vaulted ceiling with exposed chestnut beams, three radiators, exposed floorboards, door giving access to the courtyard and further part glazed door to the rear elevation allowing direct access to the gardens.

Outside

Gardens

To the front on one side is a stone paved area with gated access leading through to a central courtyard with a brick paved seating area surrounded by established shrubs, there is a timber garden store and brick pathway leads around to:

The established 'cottage style' rear garden is of a good size and measures approximately 70ft in length (tbv) backing through onto orchards, a brick pathway bordered with a range of well stocked beds planted with a mixture of shrubs, trees and seasonal flowers as well as a useful allotment area leads through to a private area of lawn surrounded with a range of established fruit trees.

Agent Note

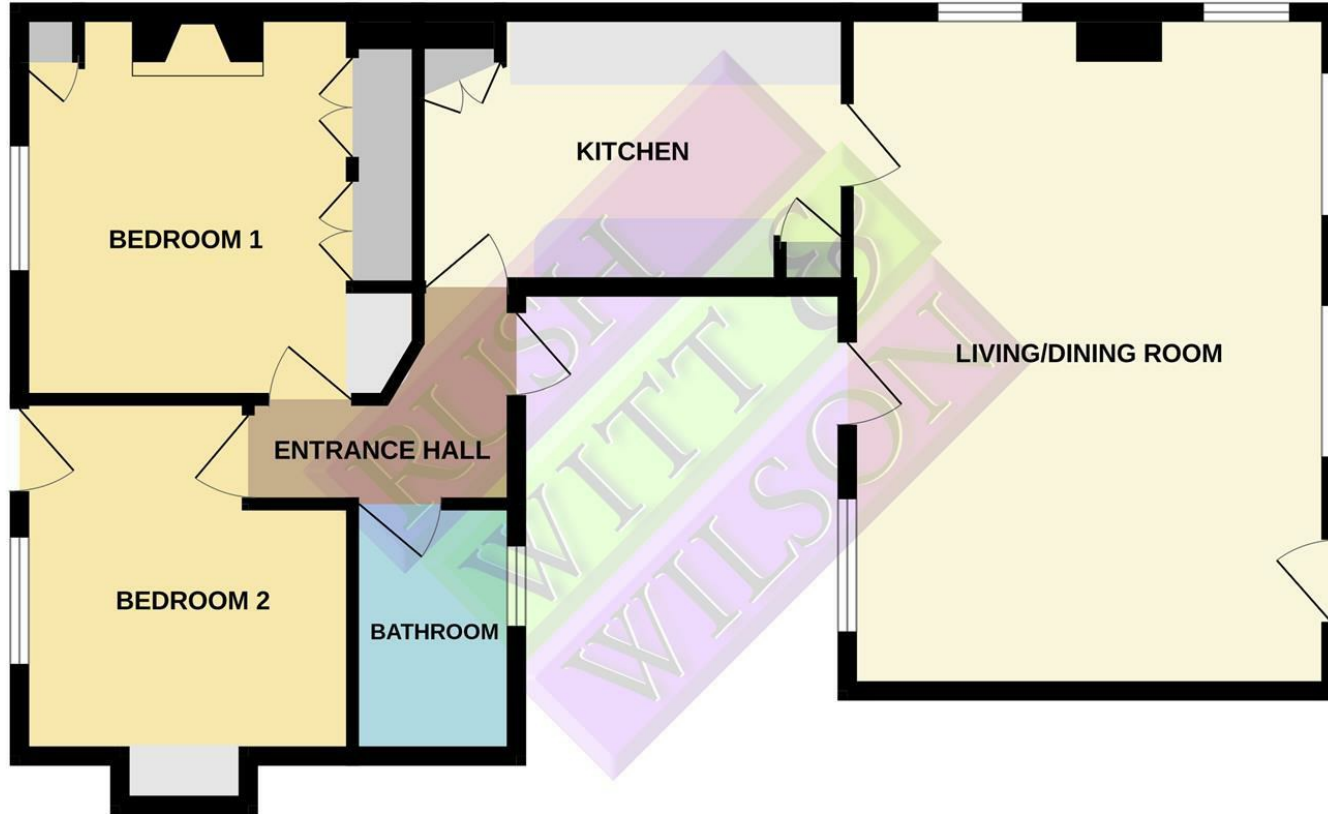
Council Tax Band: D

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
745 sq.ft. (69.2 sq.m.) approx.

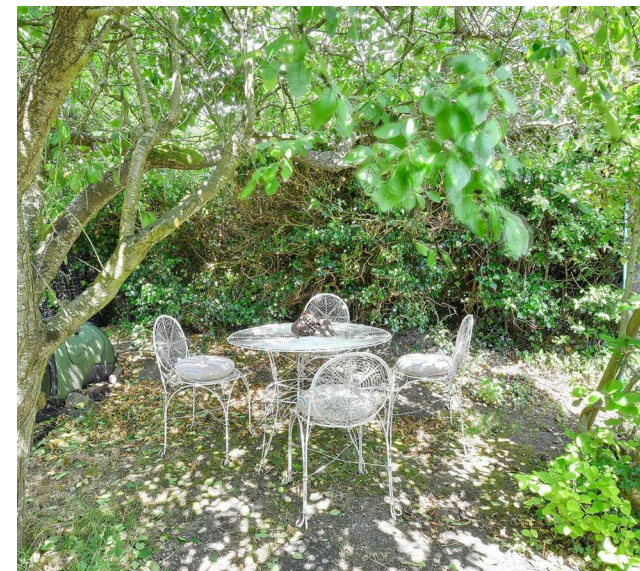
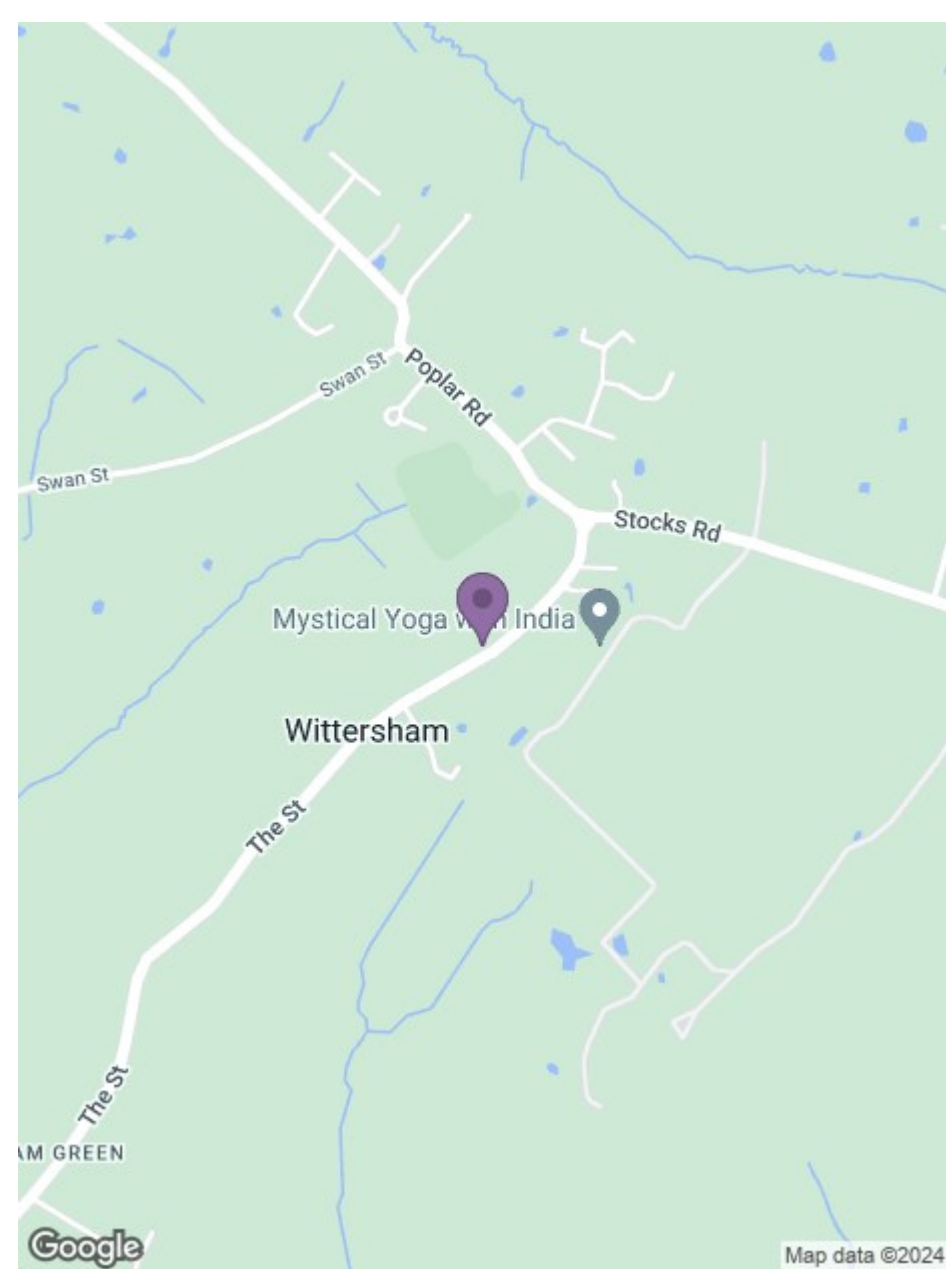


TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (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 | | |
| | | 61 |
| | | 10 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (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 | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |



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