

**RUSH  
WITT &  
WILSON**



**Chennel Cottage The Pavement, St. Michaels, Tenterden, Kent TN30 6DR  
Guide Price £595,000**

**Rush Witt & Wilson are pleased to offer this most attractive semi-detached cottage (un-listed) occupying a tucked away location in the heart of St. Michaels being within a short walk of local amenities.**

**The extremely well-presented accommodation is arranged over two floors and comprises of an entrance lobby, dining room with impressive inglenook fireplace, living room with log burning stove, kitchen and shower room on the ground floor. On the first floor are three double bedrooms and the family bathroom. Outside the property benefits from a delightful walled rear garden, gated driveway providing off road parking for a number of cars and attached double garage. Offered to the market CHAIN FREE.**

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



### **Entrance Lobby**

With entrance door to the front elevation, small corner window and wooden latched door opening to:

### **Dining Room**

18'0 max x 12'2 max (5.49m max x 3.71m max)

With window to the front elevation, attractive inglenook fireplace with fitted fire hood, exposed brick hearth and oak bressumer, stairs rising to the first floor with fitted storage cupboard beneath, radiator, fitted shelving, exposed timbers and beams, wooden latched doors connecting to the shower room and kitchen. Open studwork through to:

### **Living Room**

22'7 x 11'4 (6.88m x 3.45m)

Being double aspect with window to the front and double glazed doors to the rear elevation opening to the garden, attractive inglenook style fireplace with inset gas effect log burning stove, two radiators, exposed timbers and beams.

### **Shower Room**

Fitted with a contemporary styled suite comprising of low level W.C with concealed cistern, fitted glazed corner shelf with counter top wash-hand basin, large corner shower cubicle with sliding doors, heated towel rail, small fitted cupboard, two obscured glazed windows to the rear elevation, fully tiled walls and flooring.

### **Kitchen**

15'6 x 7'6 (4.72m x 2.29m)

Fitted with a range of 'grey gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with tiled splash-back and inset 1.5 bowl stainless steel sink/drainage unit, five burner rangemaster cooker with extractor canopy above, integrated dishwasher, integrated washing machine, space and point for free standing fridge/freezer, tiled flooring, radiator, cupboard housing wall mounted gas fired boiler, exposed beams, window to the rear elevation and stable door allowing access to the garden.

### **First floor**

Landing

With stairs rising from the dining room, exposed timbers and beams, access to loft space, radiator and connecting wooden latched doors to:

### **Bedroom 1**

12'3 x 11'0 (3.73m x 3.35m)

With window to the front elevation, attractive exposed brick feature fireplace, radiator, exposed timbers and beams,

### **Bedroom 2**

11'0 x 10'11 (3.35m x 3.33m)

With window to the front elevation, radiator, oak flooring, exposed timbers and beams,

### **Bedroom 3**

11'5 x 9'4 (3.48m x 2.84m)

With window to the rear elevation, radiator, oak flooring, access to loft space and range of fitted wardrobes.

### **Bathroom**

Fitted with a contemporary suite comprising low level W.C with concealed cistern, fitted wooden vanity unit with inset wash-hand basin and storage cupboard beneath, panelled bath with mixer tap and hand held shower attachment, heated towel rail, part tiled walls, obscured glazed window to the rear elevation, tiled flooring, exposed timbers and beams and fitted airing cupboard being part shelved and housing insulated hot water tank.

### **Outside**

### **Gardens**

To the front double five bar gates open to a generous gravelled driveway providing off road parking for a number of cars and access to the attached double garage. The front boundary is well maintained hedging and a personal gate with pathway proceeding to the front door. Gate side access leads to a useful paved area and through to the rear garden.

The established walled rear gardens are a real feature of the

property and offer a paved patio area abutting the rear of the cottage offering a perfect space for outside dining/entertaining, this leads to the area of level lawn bordered with a range of established beds planted with a mixture of mature shrubs and seasonal flowers. At the end of the garden is a further brick patio and gated access through to Grange Road.

### **Attached Double Garage**

16'4 x 15'8 max (4.98m x 4.78m max )

With electric up and over door to the front, personal door and window to the rear elevation, 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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested



GROUND FLOOR



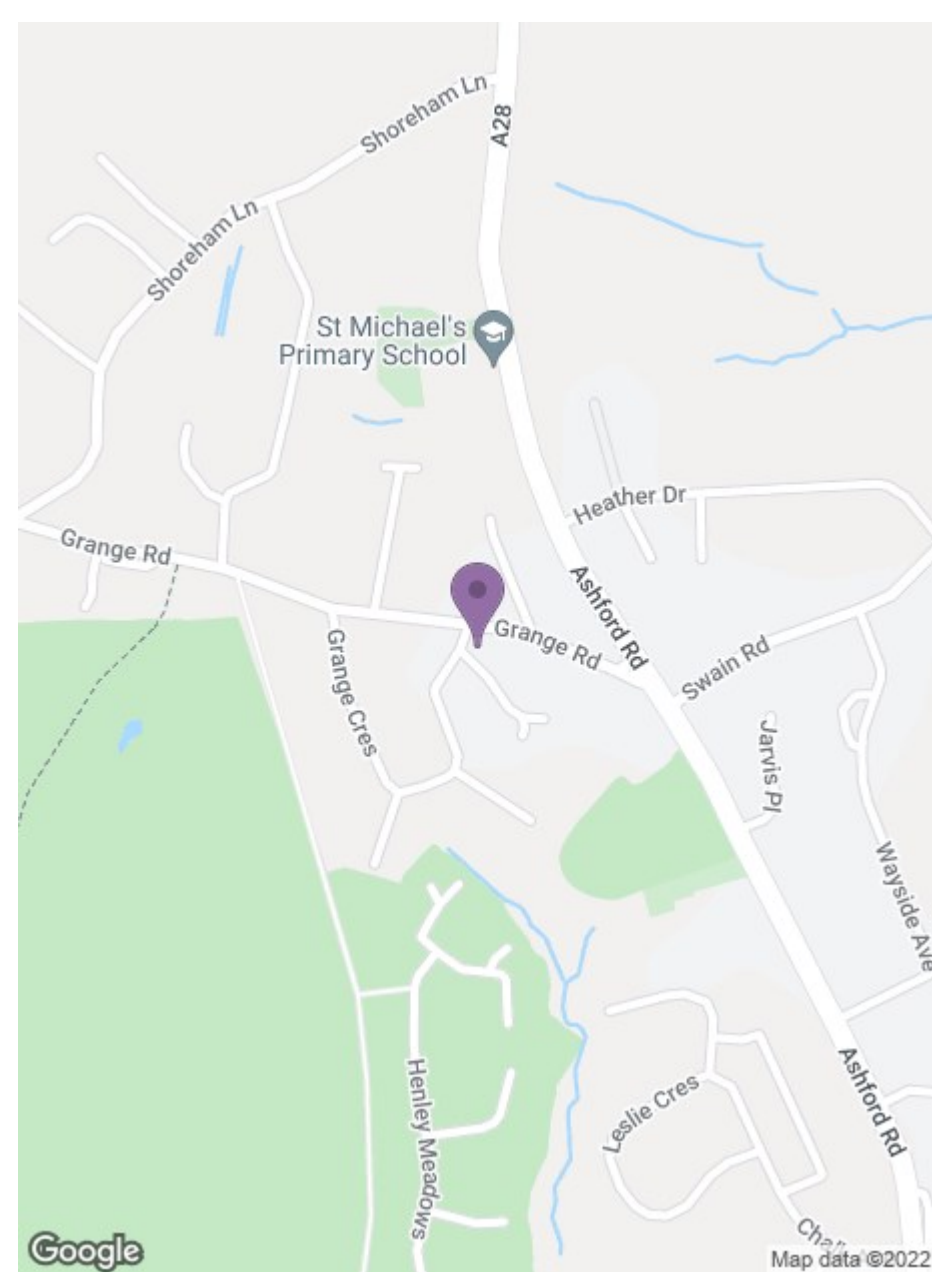
1ST FLOOR



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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Energy Efficiency Rating	
	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	
Current: 71	Potential: 83
England & Wales	EU Directive 2002/91/EC

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



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