

**RUSH  
WITT &  
WILSON**



**Stace Cottage Golden Square, Tenterden, Kent TN30 6RN  
Guide Price £625,000**

**Rush Witt & Wilson are pleased to offer the opportunity to acquire this extremely well presented detached family home occupying a highly convenient location within easy walking distance of Tenterden High Street.**

**'Stace Cottage' offers well proportioned accommodation arranged over three floors comprising of an elegant entrance hallway, dining room with log burning stove, living room with two sets of double doors to the garden, kitchen/breakfast room, utility room and cloakroom on the ground floor. On the first floor is an impressive galleried landing, master bedroom with en-suite bathroom, two further double bedrooms and the family bathroom with a bedroom 4/study and loft room to the second floor. Outside the property sits centrally in its plot and benefits from gated off road parking to the front and landscaped gardens to the side and rear with a large paved terrace.**

**An internal inspection of this impressive home is highly recommended. For further information and to arrange a viewing please call our Tenterden office.**



### **Entrance Hallway**

With entrance door and two windows with fitted plantation shutters to the front elevation, stairs rising to the first floor with small storage cupboard beneath, radiator and oak doors leading to:

### **Dining Room**

11'0 x 10'6 (3.35m x 3.20m)

Window to the front elevation with fitted plantation shutters, feature fireplace with inset log burning stove, fitted shelved storage cupboards and radiator.

### **Living Room**

23'6 x 11'5 (7.16m x 3.48m)

With window and two sets of double doors to the rear elevation allowing access to the garden, fitted low level cupboards with glass display shelving above and radiator.

### **Kitchen/Breakfast Room**

16'11 x 12'3 (5.16m x 3.73m)

Being extensively fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with generous tiled splash back, inset 1.5 bowel sink/drain unit, inset four burner gas hob with stainless steel extractor canopy above, upright unit housing integrated oven and microwave, integrated dishwasher, integrated fridge/freezer, tiled flooring, space for table and chairs, recessed ceiling spot lights, double aspect with window to the front with fitted plantation shutters and sliding doors to the side allowing access to the garden. Connecting door to:

### **Utility Room**

8'4 x 5'9 (2.54m x 1.75m)

Fitted with a range of shaker style cupboard base units with complementing woodblock work surface and inset butler sink, space and plumbing below for washing machine, space and point for tumble dryer, tiled flooring, window to the rear elevation and cupboard housing wall mounted gas fired boiler. Door to:

### **Cloakroom**

White suite comprising low level W.C and wall mounted

wash-hand basin with tiled splash-back, radiator and window to the rear elevation.

### **First Floor**

#### **Landing**

This spacious galleried landing space offers a window to the front elevation with fitted plantation shutters, stairs rising to the second floor with useful storage cupboard beneath, radiator and connecting doors to:

#### **Master Bedroom**

15'9 x 12'3 (4.80m x 3.73m)

Being double aspect with windows to the front and side elevations both with fitted plantation shutters, range of fitted wardrobes, radiator and door to:

#### **En-Suite Bathroom**

Fitted with a white suite comprising low level W.C, panelled bath mixer tap, 'white gloss' vanity unit with inset wash hand basin and storage beneath, corner shower cubicle with sliding doors, part tiled walls, heated towel rail and window to the rear elevation.

#### **Bedroom 2**

11'1 x 10'8 (3.38m x 3.25m)

Window to the front elevation with fitted plantation shutters, fitted wardrobe and radiator.

#### **Bedroom 3**

14'2 x 8'4 (4.32m x 2.54m)

With window to the rear elevation, range of fitted wardrobe with sliding doors and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, panelled bath with shower above and fitted screen, vanity unit with inset wash hand basin and storage beneath, part tiled walls, heated towel rail and obscured glazed window to the rear elevation.

### **Second Floor**

### **Landing**

With stairs rising from the first floor landing, access to eaves storage and split steps to both sides leading to:

#### **Bedroom 4/Study (restricted head height)**

10'8 x 9'5 (3.25m x 2.87m)

With Velux style window to rear, window to the side elevation and radiator.

#### **Loft Room (restricted head height)**

17'0 x 7'3 (5.18m x 2.21m)

With Velux style window to the rear elevation and access to eaves storage space.

### **Outside**

#### **Garden**

A double five bar gate opens to a generous driveway providing off road parking for several vehicles with low level close board fencing to the front boundary. Gated access to both sides leading to:

The side/rear gardens have been thoughtfully landscaped and offer a generous paved tiered terrace abutting to the rear of the property access from the living room offering a private space for outside dining and entertaining being bordered with a section of trellising and well stocked beds planted with a range of mature shrubs, trees and seasonal flowers. To the side is an area of level lawn bordered with established beds planted with a mixture of shrubs, a potting shed and useful timber garden store.

#### **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.



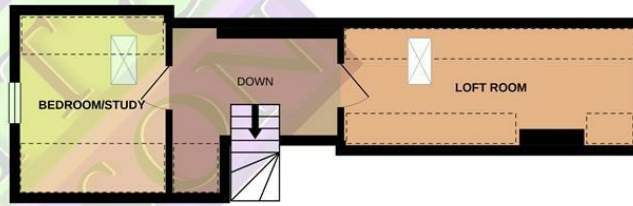
GROUND FLOOR



1ST FLOOR



2ND FLOOR

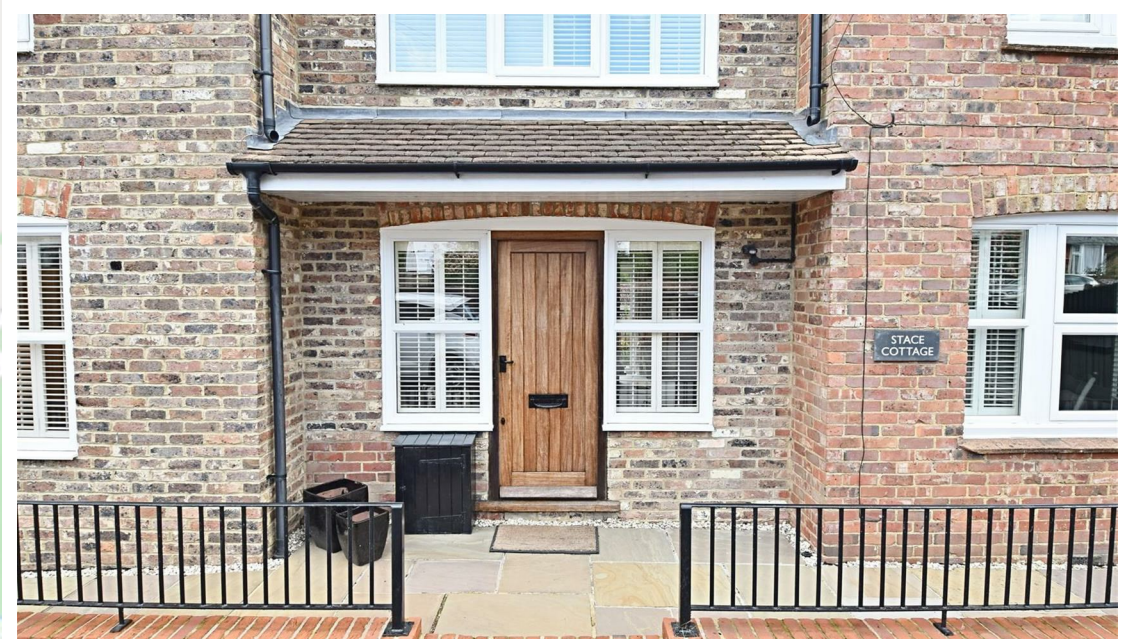
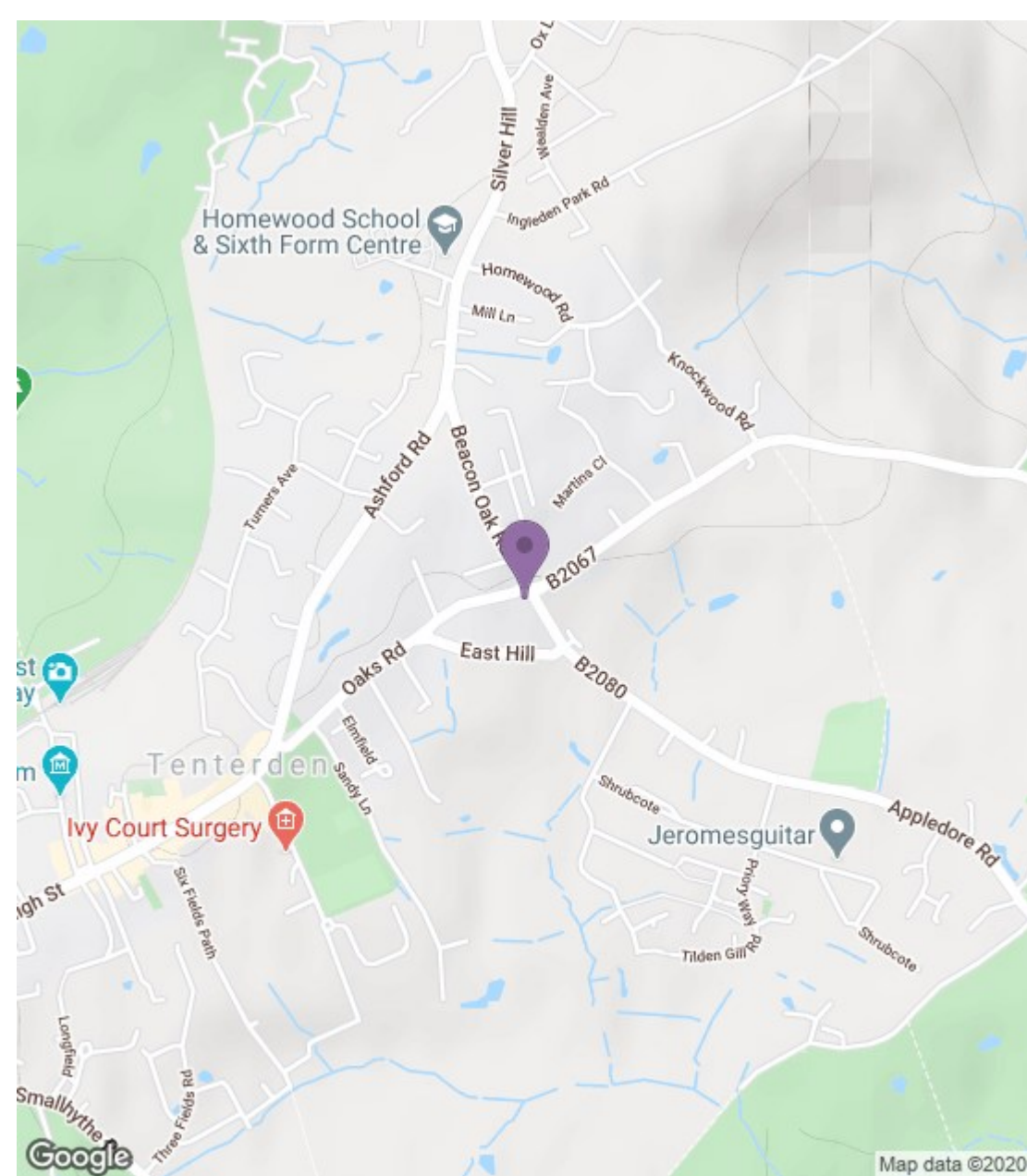


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	68
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	64
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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