

**RUSH
WITT &
WILSON**



'La Bergerie' 3 The Meadows, Wittersham, Tenterden, TN30 7NZ
Guide Price £775,000

Rush Witt & Wilson are pleased to offer this most attractive detached family home with generous wrap around gardens occupying a highly sought after cul-de-sac location within the heart of the popular Kentish village of Wittersham

The extremely well-presented accommodation is arranged over two floors comprising a generous entrance hallway, cloakroom, 23'1 triple aspect living room with feature fireplace, sun room, study, kitchen/dining room and utility room on the ground floor. On the first floor are four double bedrooms, two with en-suite facilities and the family bathroom.

Outside the property benefits from extensive off road parking, a detached double garage, generous wrap around established gardens and part ownership of a 3 acre (tbv) meadow located opposite.

The vendor's sole agents would advise early inspection to fully appreciate the merits of this stunning home. For further information and to arrange a viewing please call our Tenterden office today.



Entrance Hallway

With entrance door and two windows to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, wooden flooring, multi-panelled glazed double doors through to the living room and sun room, further doors to:

Study

10'0 x 9'4 max (3.05m x 2.84m max)
With window to the front elevation with fitted plantation shutters, range of fitted shelving and radiator.

Living Room

23'1 x 12'3 (7.04m x 3.73m)
Being triple aspect with window to the front and attractive bay window to the side elevation, both with fitted plantation shutters, glazed double doors to the rear allowing access through to the garden, feature fireplace with oak surround and two radiators.

Sun Room

16'0 x 10'5 (4.88m x 3.18m)
With attractive bay window to the rear elevation overlooking the rear garden and two radiators.

Cloakroom

Fitted with a white suite comprising low level W.C and pedestal wash-hand basin, part tiled walls, radiator, recessed ceiling spot lights, wooden flooring and obscured glazed window to the rear elevation.

Kitchen/Dining Room

23'1 max x 13'8 max (7.04m max x 4.17m max)
Being extensively fitted with a range of wooden shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset 1.5 bowl stainless steel sink/drainer unit and tiled splash-backs, inset four burner gas hob with extractor canopy above, integrated fridge/freezer, dishwasher, tiled flooring, recessed ceiling spot lights, windows to the front elevations with fitted plantation shutters, glazed double doors to the rear allowing access to the garden, two radiators and door to:

Utility Room

8'1 x 5'3 (2.46m x 1.60m)
Fitted with a range of white cupboard base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainer unit and tiled splash-backs, space and plumbing for washing machine, space and point for tumble dryer, wall mounted gas (LPG) fired Worcester Bosch condensing boiler (installed in 2021), radiator, recessed ceiling spotlights, tiled flooring, window to the rear and door to the side elevation allowing access to the garden.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, fitted airing cupboard housing insulated hot water tank, access to loft space and doors to:

Master Bedroom

18'8 max x 11'7 max (5.69m max x 3.53m max)
With window to the rear elevation, range of fitted wardrobes, radiator and door to:

En-Suite Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, bidet, panelled bath with hand held shower attachment, fully tiled shower cubicle with glass door, radiator, recessed ceiling spot lights, obscured glazed window to the rear elevation, part tiled walls and wood effect lino flooring.

Bedroom 2

13'3 max x 11'1 (4.04m max x 3.38m)
With window to the front elevation enjoying delightful rural views over adjacent farmland, two fitted double wardrobes, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, bidet, fully tiled shower cubicle with glass door, radiator, recessed ceiling spot lights, window to the front elevation with fitted plantation shutters and part tiled walls.

Bedroom 3

11'0 x 10'9 (3.35m x 3.28m)
With window to the rear elevation, two fitted double wardrobes and radiator.

Bedroom 4

9'8 x 8'6 (2.95m x 2.59m)
With window to the front elevation enjoying delightful rural views over adjacent farmland and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with hand held shower attachment, fully tiled shower cubicle with glass door, radiator, recessed ceiling spot lights, obscured glazed window to the front elevation, part tiled walls and tiled flooring.

Outside

Gardens

The property occupies a generous corner plot enjoying views to the front over adjacent farmland and to the side over the jointly owned 3 acre meadow. Double five bar gates open to a driveway providing off

road parking for a number of cars and access to the detached double garage, a further brick paved driveway extends across the front of the property providing additional parking if required. To one side is a large area of lawn being interspersed with a selection of trees and boarded with a range of well stocked beds planted with a range of mature shrubs and seasonal flowers. Gated side access leads to:

The rear garden is of a good size and is predominantly laid to lawn and bordered by a range of established beds planted with a mixture of shrubs and seasonal flowers. Abutting the rear and running the width of the property is a paved patio offering a perfect space for outside dining and entertaining. There are also two useful garden stores. Located at the end of the cul-de-sac a five bar gate gives access to the jointly owned 3 acre (tbv) meadow/paddock being fully fenced with a wildlife pond.

Detached Double Garage

18'5 x 18'5 (5.61m x 5.61m)
With two up and over doors to the front elevation, personal door to the side, useful part borded storage space above, light and power connected.

Agent Note

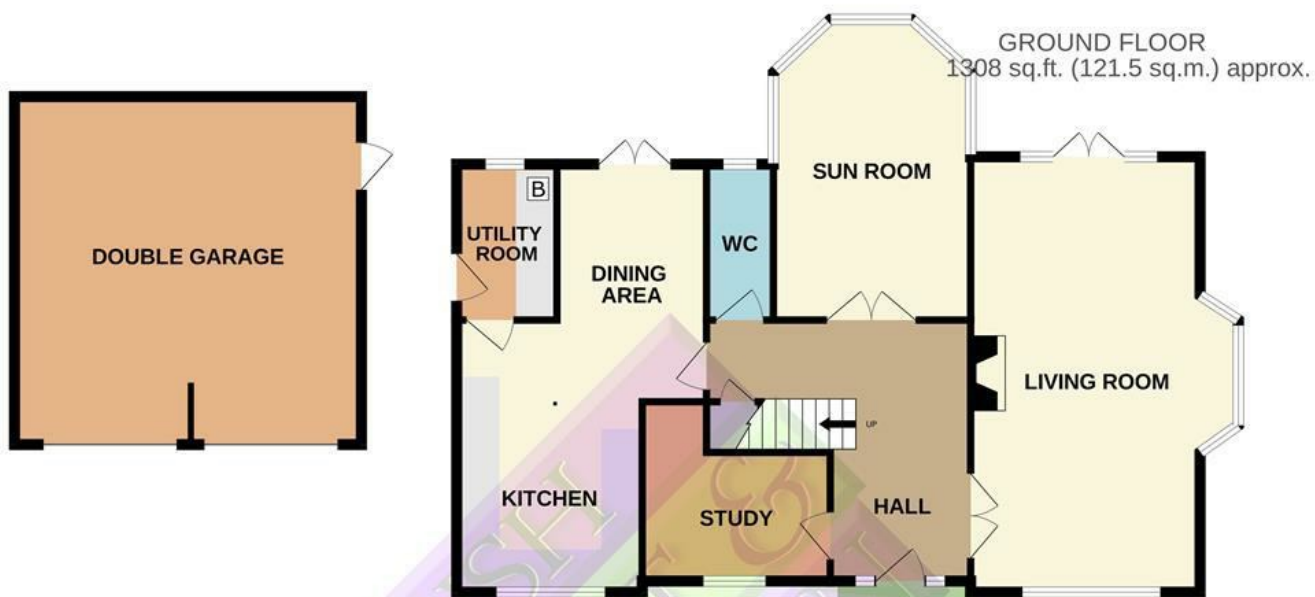
Council Tax Band: G

Please note there is annual maintenance charge of circa £540.00 which covers the upkeep of all the communal areas/jointly owned 3 acre meadow.

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.





TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.

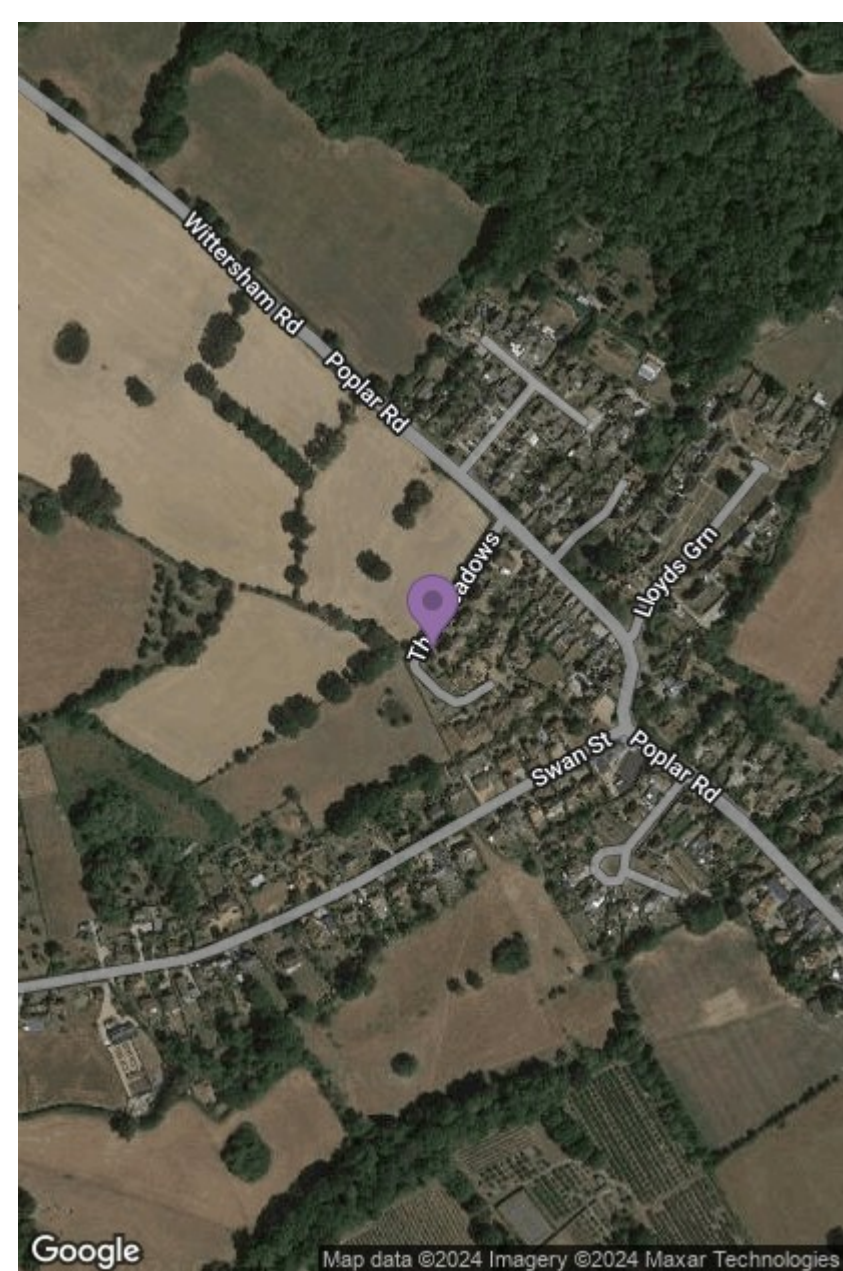
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
881 sq.ft. (81.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not energy efficient - higher running costs			
England & Wales		54	64
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(39-47) F			
(31-38) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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