

**RUSH  
WITT &  
WILSON**



**2 Vineys Gardens, Tenterden, Kent TN30 7AZ**  
**Guide Price £785,000 Freehold**

**Rush Witt & Wilson are pleased to offer this attractive detached family home occupying a highly sought after tucked away cul-de-sac location being within easy access of Tenterden High Street.**

**The well-proportioned accommodation is arranged over two floors comprising of a generous entrance hallway, cloakroom, study, utility room, living room with log burning stove, dining room and kitchen with adjoining breakfast room on the ground floor. On the first floor are four double bedrooms all with fitted wardrobes, the main with an en-suite and the family bathroom. Outside the property offers extensive off road parking, an attached double garage and landscaped rear gardens. Further benefits include gas fired central heating, UPVC double glazing through-out and solar panels.**

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



## Entrance Hallway

Part obscure glazed entrance door to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, wooden flooring, radiator, fitted coat cupboard and doors leading to:-

## Cloakroom

Fitted with a modern white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin, wooden flooring and radiator.

## Study

8'1 x 7'8 (2.46m x 2.34m )

Window to the front elevation, range of fitted storage cupboards, display shelving and desk, wooden flooring and radiator.

## Living Room

Being triple aspect with windows to the front and side elevations, glazed double doors to the rear allowing access through to the garden, exposed brick feature fireplace with inset log burning stove, two radiators and archway leading through to:-

## Dining Room

11'7 x 11'6 (3.53m x 3.51m )

With window to the rear elevation overlooking the garden and radiator.

## Kitchen

14'2 x 11'8 (4.32m x 3.56m )

Extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting granite work surface with matching splashback and inset stainless steel one and a half bowl sink drainer unit, inset five ring electric hob with extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, central kitchen island with granite work surface/fitted breakfast bar, space and point for free standing fridge/freezer, tiled flooring, large walk-in shelved pantry cupboard, window to the rear elevation overlooking the garden and archway leading to:-

## Breakfast Room

9'4 x 7'8 (2.84m x 2.34m )

Glazed double doors to the rear elevation allowing access through to the garden, range of fitted storage/display shelving units, wooden flooring, radiator, door leading to:-

## Utility Room

7'8 x 4'4 (2.34m x 1.32m )

Fitted base cupboard unit with matching wall mounted cupboard, complimenting work surface with inset stainless steel sink/drainage unit, space and plumbing for washing machine, wall mounted gas fired boiler, tiled flooring, radiator, window to the side elevation and door leading to the garage workshop.

## First Floor

### Landing

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

### Bedroom One

13'5 x 11'7 (4.09m x 3.53m )

Window to the rear elevation, range of full height fitted wardrobes with sliding doors, radiator and door leading to:-

### En-Suite

Fitted with a modern suite comprising low level wc, extensive vanity unit with range of storage, inset wash hand basin, generous walk-in shower with fitted glass screen, radiator and obscure glazed window to the side elevation.

### Bedroom Three

11'7 x 8'1 (3.53m x 2.46m )

Window to the rear elevation, fitted double wardrobe and radiator.

### Family Bathroom

Fitted with a modern suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted storage beneath, "P" shaped panelled bath with mixer tap, shower over and fitted screen, wall mounted stainless steel heated towel rail and obscure glazed window to the front elevation.

### Bedroom Four

9'9 x 9'1 (2.97m x 2.77m )

Window to the front elevation, fitted wardrobe and radiator.

### Bedroom Two

11'7 x 11'1 (3.53m x 3.38m )

Window to the rear elevation, double fitted wardrobe and radiator.

## Outside

### Attached Garage/Workshop

26'7 max x 17'1 (8.10m max x 5.21m )

Double up and over garage door to the side elevation, two obscure windows to the front and personal door to the side, access to generous loft space housing solar panel battery, door through to the utility room/main house, light and power connected.

### Front Garden

Generous brick paved driveway provides off road parking for a number of vehicles being bordered with a range of raised brick beds, planted with a mixture of shrubs and seasonal flowers, brick wall with railings to the front elevation, gated side access leading to:\_

## Landscaped Rear Garden

Private rear garden offering a generous paved patio area with brick built BBQ offering space for outside dining and entertaining, this leads to an area of level lawn being bordered with a range of beds planted with an array of mature shrubs and seasonal flowers, there is a useful detached garden store.

## Agents Note

Council Tax Band - G

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



**1ST FLOOR**  
813 sq.ft. (75.5 sq.m.) approx.

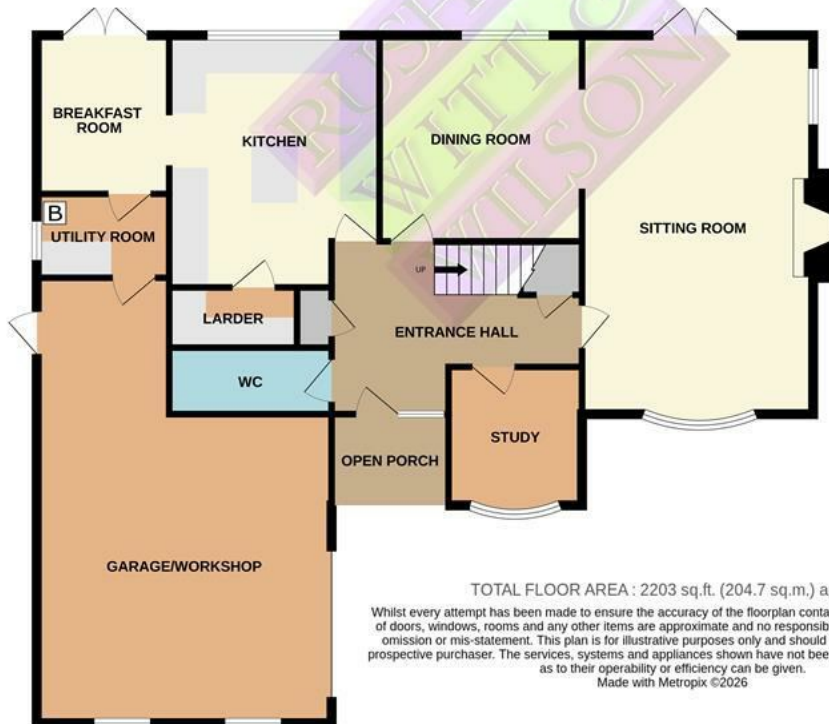


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(91-95) A		(91-95) A	
(81-90) B		(81-90) B	
(61-80) C		(61-80) C	
(51-60) D		(51-60) D	
(31-50) E		(31-50) E	
(13-30) F		(13-30) F	
(1-12) G		(1-12) G	
At energy efficient - higher running costs		At environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 86, 89



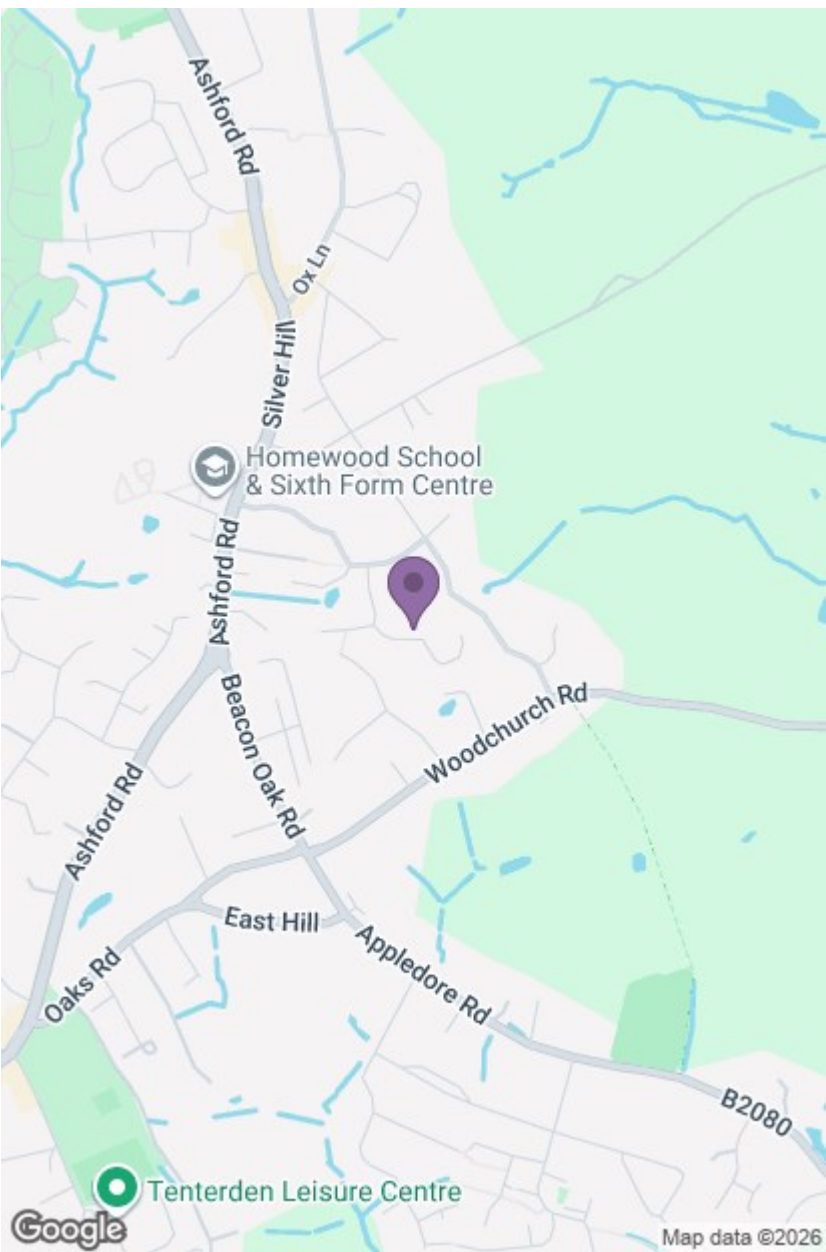
**GROUND FLOOR**  
1391 sq.ft. (129.2 sq.m.) approx.



TOTAL FLOOR AREA : 2203 sq.ft. (204.7 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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**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



94 High Street  
Tenterden  
Kent  
TN30 6JB

Tel: 01580 762927

tenterden@rushwittwilson.co.uk  
www.rushwittwilson.co.uk