

**RUSH  
WITT &  
WILSON**



**Fair View Mill Lane, Woodchurch, Kent TN26 3QW  
GUIDE PRICE £625,000**

**Rush Witt & Wilson are pleased to offer this most attractive attached Grade II Listed cottage occupying a semi-rural setting on the outskirts of the highly sought after village of Woodchurch enjoying stunning countryside views to the front and rear.**

**The well-presented and spacious accommodation is arranged over two floors and comprises of an entrance porch, living room with fireplace and adjoining kitchen, dining room with fireplace and shower room on the ground floor. While on the first floor are three double bedrooms and the family bathroom.**

**Outside the property benefits from a good sized rear garden, paddock measuring 0.35 of an acre (tbv) to the front and large store room with adjoining garage offering fantastic potential for conversion subject to the necessary consents. Offered to the market CHAIN FREE.**

**The current owner has successfully holiday let the cottage over recent years so as well as a main home this cottage would be an ideal second home/investment purchase. An internal inspection is highly recommended to fully appreciate this charming cottages fantastic accommodation and stunning rural location. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



### **Entrance Porch**

With entrance door, windows to both side elevations, terracotta tile (Fire Earth) flooring and connecting door to:

### **Living Room**

18'11 x 13'4 (5.77m x 4.06m)

With window to the front elevation enjoying views over the lane, paddock and beyond down towards the village, exposed timbers and beams, exposed brick fireplace, terracotta tile (Fire Earth) flooring, 2 radiators, fitted coat cupboard, stairs rising to the bedroom 3 with fitted storage cupboard beneath, archway leading to:

### **Kitchen**

18'0 x 7'6 (5.49m x 2.29m)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work-surface with inset double sink/drainage unit, inset electric hob with extractor canopy above and integrated oven beneath, integrated dishwasher, integrated low level fridge, space and plumbing for washing-machine, space for small table and chairs, radiator, exposed timbers and beams, terracotta tile (Fire Earth) flooring, windows to rear elevations and door giving access to the garden. Further door leading to:

### **Inner Lobby**

With floor standing oil fired boiler, tiled flooring and door to:

### **Shower Room**

Fitted with a white suite comprising of low level W.C, pedestal wash-hand basin, bidet, corner shower with sliding doors, tiled flooring, radiator and obscured glazed window to the rear elevation.

### **Dining Room**

16'7 x 13'1 (5.05m x 3.99m)

Being double aspect with windows to the front and side elevations, stairs rising to the first floor, two radiator and exposed brick feature fireplace.

### **First Floor**

#### **Landing**

With stairs rising from the dining room, window to the side elevation and connecting doors to the bathroom and bedroom 1.

### **Bedroom 1**

16'7 max x 9'9 (5.05m max x 2.97m)

With windows to the side and front elevation, the latter enjoying a lovely outlook across the windmill, adjoining farmland and towards to the village church, fitted wardrobe and radiator.

### **Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with fixed shower above and screen, bidet, part tiled walls, radiator and window enjoying impressive views over adjoining countryside to the rear.

### **Bedroom 2**

14'6 x 10'9 (4.42m x 3.28m)

With window to the front elevation enjoying lovely views across the windmill, adjoining farmland and towards to the village church, exposed timbers and beams, radiator and access to eaves storage. Connecting door to:

### **Bedroom 3**

10'10 x 14'5 (3.30m x 4.39m)

With window to the front elevation enjoying lovely views across the windmill, adjoining farmland and towards to the village church, exposed timbers and beams, exposed brick fireplace, stairs rising from the living room, radiator and access to eaves storage

### **Outside**

#### **Paddock**

Located on the opposite side of Mill Lane and being accessed via a five bar gate, the paddocks measures 0.35 of an acre (tbv) and enjoys a stunning rural outlook over the windmill and across adjoining farmland towards to the village, being fully enclosed with a mixture of stock fencing and well maintained hedging. Although now lapsed the current owner previously had planning permission granted (1989) to create an additional off road parking area within the paddock and this may be something the new owner would wish to do, subject to the necessary permissions/consents being obtained.

#### **Gardens**

To the front is a small area of lawn and selection of beds planted with a mixture of roses and seasonal flowers, there is low brick wall to the front boundary and brick pathway proceed to the front door. Opposite to the cottage is a single off road parking space adjacent to the approach road to the windmill, along this road is

also a footpath that leads down to the centre of the village.

The rear garden is predominantly laid to lawn being interspersed with a selection of shrubs and roses, there is generous paved patio area abutting the rear of the cottage offering space for outside dining/entertaining.

### **Store Room**

14'4 x 10'10 (4.37m x 3.30m)

With window to the rear elevation, recessed storage area, light and power connected. Connecting door to:

### **Garage**

19'8 x 13'2 (5.99m x 4.01m)

With double doors to the front elevation, vaulted ceiling with part boarded storage space, window to the rear elevation, light and power connected.

The garage and adjoining store room previously had planning permission for conversion to create further living space, a fourth bedroom and conservatory, although now lapsed (1989) these spaces offer fantastic potential to create additional living space or even annex potential subject to the necessary permissions/consents being obtained.

### **Agent Note**

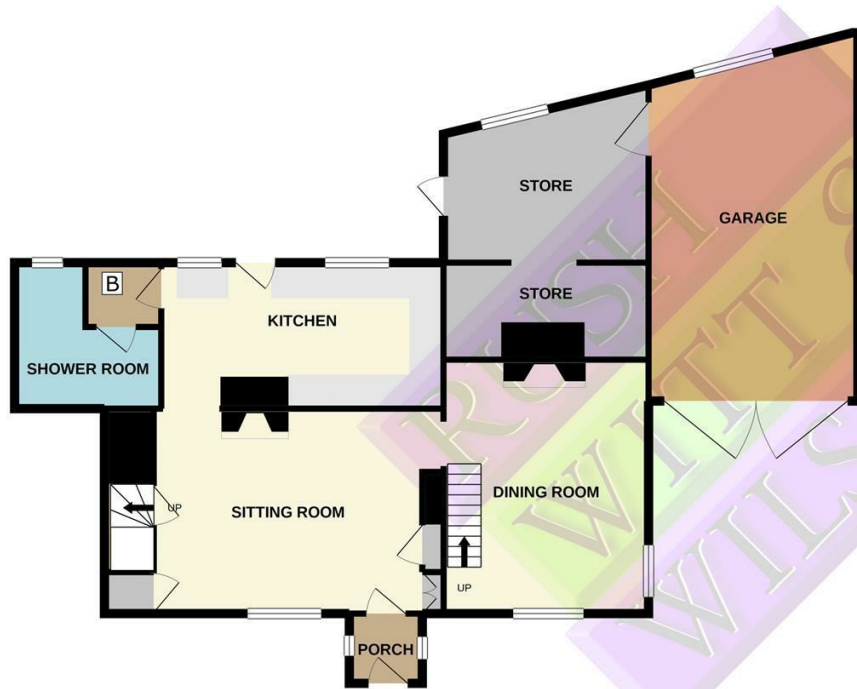
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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.

\*\* Please note this property has a small area of Flying Freehold and is on a private drainage system which is shared with and located in the adjoining cottages garden. \*\*



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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