

**RUSH
WITT &
WILSON**



**Orchard Barn, 28C Poplar Road, Wittersham, Tenterden, Kent TN30 7NT
Guide Price £695,000**

Rush Witt & Wilson are pleased to offer attractive barn style detached home occupying a tucked away location down a private driveway within the heart of the popular village of Wittersham.

Constructed in 2010, the well proportioned accommodation is arranged over two floors and comprises of a generous entrance hallway, cloakroom, living room and stunning open plan kitchen/dining/family room with direct access to the garden on the ground floor. On the first floor are three bedrooms, two with en-suite facilities study/nursery and the family bathroom.

Outside the property benefits from off road parking, a single garage and gardens to the side and rear. Offered to the market CHAIN FREE. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor, wooden flooring, radiator, part glazed double oak doors through to the living room, further oak doors leading to:

Cloakroom

Fitted with a modern white suite comprising low level W.C, wall mounted 'white gloss' vanity unit with inset wash-hand basin and cupboard beneath, radiator, obscured glazed window to the rear elevation, part tiled walls and wooden flooring.

Living Room

19'0 x 13'5 (5.79m x 4.09m)

Being double aspect with window to the front and double doors to the rear elevation opening to the garden, feature fireplace and two radiators.

Open Plan Kitchen/Dining/Family Room

28'10 max x 24'4 (8.79m max x 7.42m)

This impressive open plan space benefits from being triple aspect with windows to the front and both side elevations as well as double doors to the rear opening to the garden, fitted under stairs storage cupboard, three radiators and wooden flooring.

The kitchen area is extensively fitted with a range of 'cream gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-back and inset 1.5 bowl stainless steel sink/drainage unit, fitted range style cooker with fitted stainless steel extractor canopy above, integrated low level fridge, integrated low level freezer, integrated dishwasher, integrated washing-machine and tiled flooring.

First Floor

Landing

With stairs rising from the entrance hallway, access to a small loft space, two radiators, range of eaves storage cupboards, Velux style windows to the side and rear elevations, solid oak doors leading to:

Bedroom 1

14'3 x 13'4 max (4.34m x 4.06m max)

With window to the rear elevation, radiator and solid oak door leading to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and cupboard beneath, tiled shower cubicle, stainless steel heated towel rail and fully tiled walls and flooring.

Bedroom 2

10'8 x 8'5 (3.25m x 2.57m)

Being double aspect with window to the front and Velux style window to the side elevation, radiator and solid oak door to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, 'wall mounted vanity unit with inset wash-hand basin and storage beneath, tiled shower cubicle, stainless steel heated towel rail and fully tiled walls and flooring.

Bedroom 3

8'3 x 7'3 (2.51m x 2.21m)

With Velux style window to the side elevation and radiator.

Study/Nursery

7'7 x 6'3 (2.31m x 1.91m)

With window to the rear elevation, radiator and fitted storage cupboard.

Bathroom

Fitted with a modern suite comprising low level W.C, free standing wooden vanity unit with granite worksurface and inset wash-hand basin with storage cupboard beneath, free standing roll top bath with mixer tap and hand held shower attachment, stainless steel heated towel rail, part tiled walls and tiled flooring.

Outside

Gardens

The property occupies a tucked away setting at the end of the private gravelled driveway off Poplar Road, to the front a

part shared gravelled area provides off road parking/turning space for a number of cars with a block paved driveway to the front of the single garage. To one side is large area of lawn with oil tank and gated access to:

The rear garden is predominately laid to lawn with a generous paved patio abutting the rear of the property being accessed by double doors from both the living room and the kitchen/dining/family room which offers a perfect and private space and outside dining and entertaining. To one side of the property is level gravelled area.

Attached Single Garage

19'2 x 10'5 (5.84m x 3.18m)

With up and over door to the front elevation, personal part glazed door to the rear, floor standing oil fired boiler, 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.

Council Tax Band: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

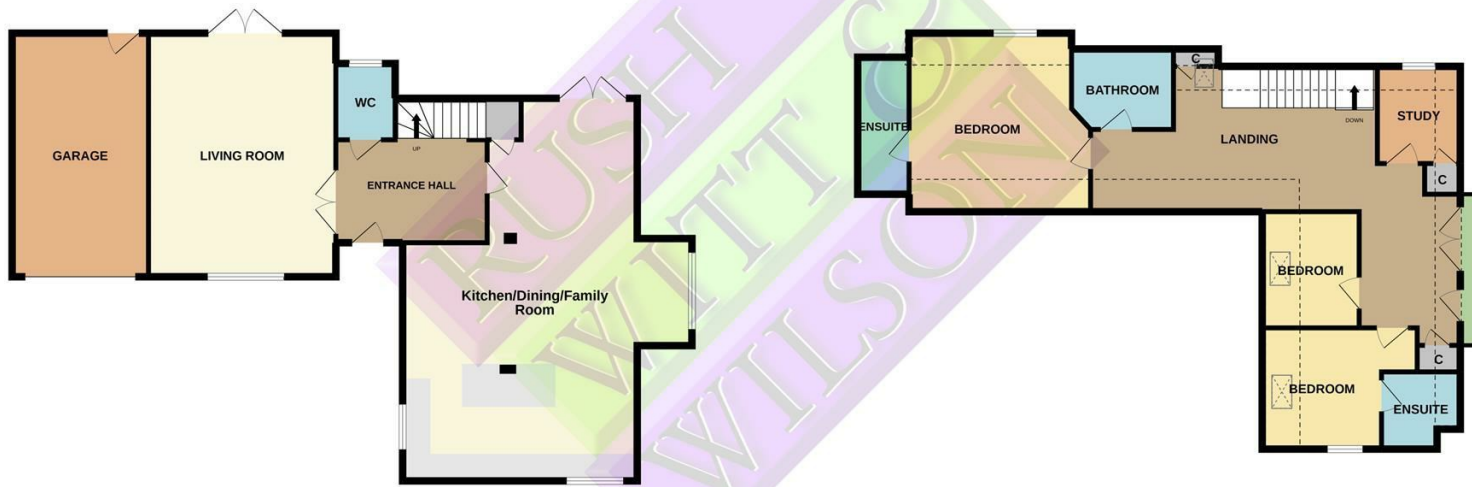
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

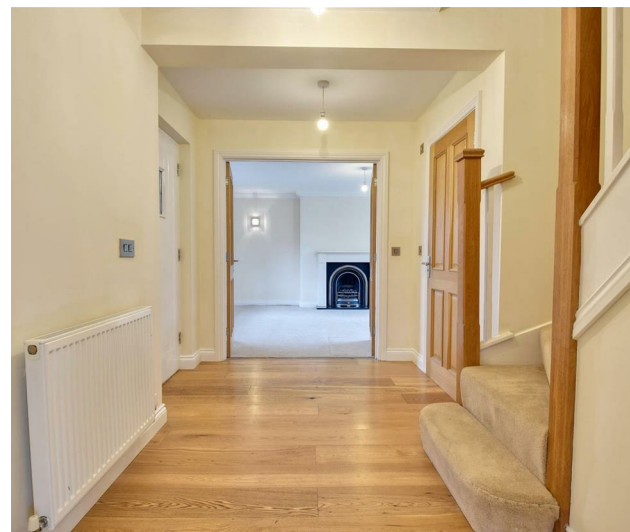
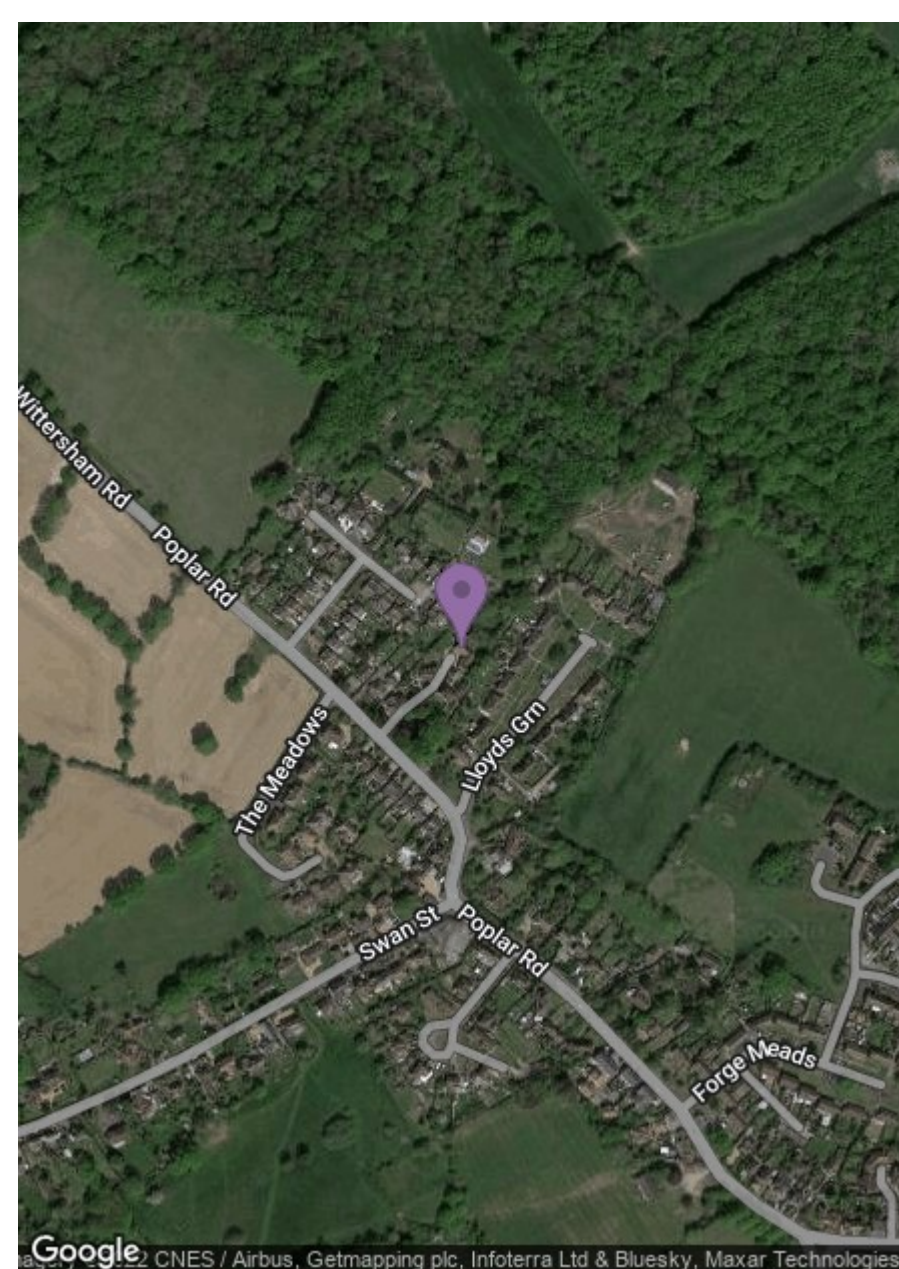


GROUND FLOOR

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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1ST FLOOR





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