RUSH WITT & WILSON

**12 Rogersmead, Tenterden, Kent TN30 6LF**
**Price Guide £565,000**

Rush Witt & Wilson are pleased to offer this extended and improved family home located in a favoured road within easy reach of Tenterden High Street. The well-presented accommodation comprising a stunning living room with log burner, kitchen, dining room, snug/family room, cloakroom, study, four bedrooms, the main with an en-suite and family bathroom. Outside the property benefits from landscaped gardens to the rear enjoying a southerly aspect, off road parking and two integral garages. An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

**Front Garden/Driveway**
A brick paved driveway provides off road parking for three cars and access to the two integral garages. To one side is a selection of terraced beds planted with a mixture of established shrubs and bin store area. An external staircase with useful storage room beneath ascends to the front door and gated side access to the rear garden.

**Integral Garage 1**
19'9 x 11'2 (6.02m x 3.40m)
With up and over door to the front elevation, light and power connected.

**Integral Garage 2**
15'3 x 8'11 (4.65m x 2.72m)
With up and over door to the front elevation, light and power connected.

**First Floor**

**Entrance Hallway**
With entrance door and window to the front elevation, stair rising to the second floor with storage cupboard beneath, radiator, oak flooring and connecting doors to:

**Cloakroom**
Modern white suite comprising low level W.C, wash-hand basin with tiled splash-back, radiator, tiled flooring and obscured glazed window to the side elevation.

**Study**
11'0 x 6'10 (3.35m x 2.08m)
With bay window to the front elevation, radiator and oak flooring.

**Kitchen**
14'0 x 9'0 (4.27m x 2.74m)
Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with inset stainless steel sink , inset electric hob with granite black-plate and stainless steel extractor canopy above, upright unit housing integrated double oven, integrated microwave, integrated dishwasher, integrated fridge/freezer, cupboard housing wall mounted gas fired boiler, space for small table and chairs, tiled effect flooring, radiator and window to the rear elevation overlooking the garden. Door to:

**Rear Porch**
With space and plumbing for washing machine, tiled flooring, range of storage cupboards and door giving access to the garden.

**Snug/Family Room**
9'6 x 9'1 (2.90m x 2.77m)
With connecting door to the Entrance Hallway, radiator and archway opening to:

**Living Room**
19'5 x 11'10 (5.92m x 3.61m)
This stunning room has been added by the current owners and offers two windows to the rear elevation, double doors opening to the garden, contemporary wood burner, three Velux style windows, two radiators, archway leading to:

**Dining Room**
15'9 x 11'6 (4.80m x 3.51m)
With window to the front elevation, radiator, connecting door to the Entrance Hallway and oak flooring.

**Second Floor**

**Landing**
Part galleried with window to the front elevation, shelved airing cupboard housing insulated hot water tank, radiator, access to loft space and connecting doors to:

**Bedroom 1**
12'6 x 9'3 (3.81m x 2.82m)
With window to the rear elevation, range of fitted wardrobes with oak effect sliding doors, radiator and door to:

**En-Suite**
Modern white suite comprising low level WC, vanity unit with inset wash hand basin and generous storage beneath, panelled bath, corner shower cubicle, radiator and heated towel rail, obscured glazed window to front elevation, tiled flooring and walls

**Bedroom 2**
8'9 x 8'8 (2.67m x 2.64m)
With window to the rear elevation, radiator and fitted wardrobes with birch effect sliding doors.

**Bedroom 3**
9'4 x 7'2 (2.84m x 2.18m)
With window to the rear elevation, radiator and fitted wardrobe providing hanging and draw storage.

**Bedroom 4**
7'11 x 6'8 (2.41m x 2.03m)
With window to the front elevation, radiator and fitted cupboard.

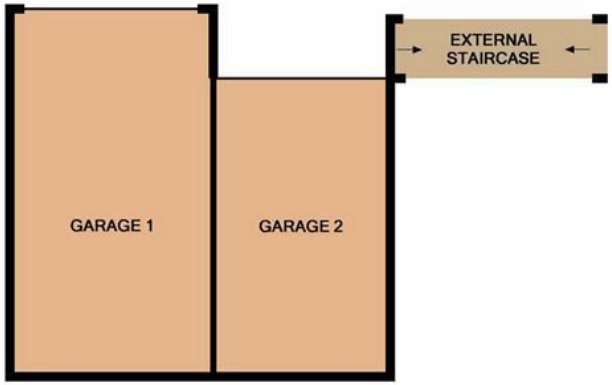
**Bathroom**
Modern white suite comprising low level WC, wash hand basin, P shaped bath with mixer tap, shower above and fitted screen, heated towel rail, obscured glazed window to front elevation, tiled flooring and walls

**Outside**

**Gardens**
The established rear garden is a particular feature of the property and offers a generous paved patio area accessed from the Living Room and Kitchen with brick built barbecue considered ideal for outside dining and entertaining. Steps lead to two terraced areas of lawn boarded with a range of well stocked beds planted with a selection of mature shrubs, trees and seasonal flowers. There is also two timber garden stores and a shed.

**Agent Note**
None of the services or appliances mentioned in these sale particulars have been tested.

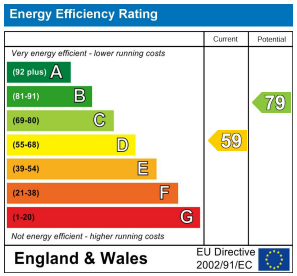
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

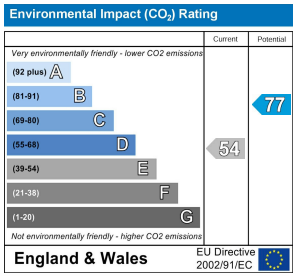



GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.2 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 852 SQ.FT.
(79.1 SQ.M.)




TOTAL APPROX. FLOOR AREA 1810 SQ.FT. (168.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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