

**RUSH
WITT &
WILSON**



**4 Stocks Cottage , Wittersham, Kent TN30 7ES
Offers In The Region Of £425,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most attractive (un-listed) semi-detached cottage located on the outskirts of the popular village of Wittersham, being within easy access of both Tenterden and Rye.

Having been beautifully renovated and improved over recent years by the current owners, this charming cottage offers well-presented accommodation arranged over two floors comprising of an entrance hallway, living room with double doors to the garden, dining room with impressive inglenook fireplace and inset log burning stove, recently fitted kitchen, three bedrooms and family bathroom.

Outside the cottage offers gated driveway parking, a detached double garage and good sized gardens predominately to the front and side with a delightful paved terrace to the rear. Further benefits include recently fitted wood effect UPVC windows through-out and oil fired central heating.

An internal inspection of this delightful cottage is highly recommended. For further information and to arrange a viewing please call our Tenterden office.

Entrance Hallway

With entrance door to the front, window to the side elevation, solid oak flooring with matching skirting, ceiling recessed spot light and wooden latched doors connecting to:

Living Room

11'5 x 10'8 (3.48m x 3.25m)

Being triple aspect with windows to the front and rear elevations, double doors to the side allowing access to the garden, solid oak flooring with matching skirting and radiator.

Dining Room

10'11 x 10'10 (3.33m x 3.30m)

With window to the front elevation, impressive inglenook fireplace with brick hearth, oak bressumer and inset log burning stove, solid oak flooring with matching skirting, radiator and connecting door to:

Kitchen (L Shaped)

13'0 max x 9'9 max (3.96m max x 2.97m max)

Recently fitted with a range of bespoke shaker style cupboard and drawer base units with matching glazed wall mounted cupboards, complementing solid oak work -surface with matching splash-back and inset belfast sink, space and point for range style cooker with extractor canopy above and tiled splash-back, upright unit housing integrated fridge/freezer, integrated dishwasher, integrated washing-machine, fitted wine rack, under cabinet lighting, two windows to the rear elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator, solid oak flooring with matching skirting, recessed ceiling spot lights and part glazed stable door with fitted dog flap allowing access to the garden.

First Floor

Landing

With stairs rising from the kitchen, recessed ceiling spot lights, shelved airing cupboard housing insulated hot water tank, radiator and connecting wooden latched doors to:

Bedroom 1

11'9 x 11'4 (3.58m x 3.45m)

With window to the front elevation, feature fireplace with fitted wardrobes to both sides, recessed ceiling spot lights and radiator.

Bedroom 2

14'7 x 10'3 max (4.45m x 3.12m max)

With window to the rear elevation, recessed ceiling spot lights, access to loft space and radiator.

Bedroom 3

8'6 x 5'11 (2.59m x 1.80m)

With window to the front elevation recessed ceiling spot lights and radiator.

Bathroom

White suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and cupboard beneath, corner bath with mixer tap and fixed shower above, heated towel rail, part tiled walls, recessed ceiling spot lights and window to the rear elevation.

Outside

Gardens

To one side double five bar gates open to an area of hard-standing providing off road parking for several vehicles and access to the detached double garage, gated access from the driveway and front boundary lead to:

The good sized gardens are predominately to the side and front being fully enclosed by a mixture of established/well maintained hedging and fencing, an area of level lawn is bordered to one side with a well stocked bed planted with a mixture of shrubs and seasonal flowers with a pathway proceeding to the front door, to the side/rear is a large paved terrace accessed via the living room and kitchen offering the perfect space for outside dining and entertaining, there is also a brick built log store, floor standing 'Grant' oil fired boiler and oil tank located to the rear of the garage.

Detached Double Garage

18'11 x 15'11 (5.77m x 4.85m)

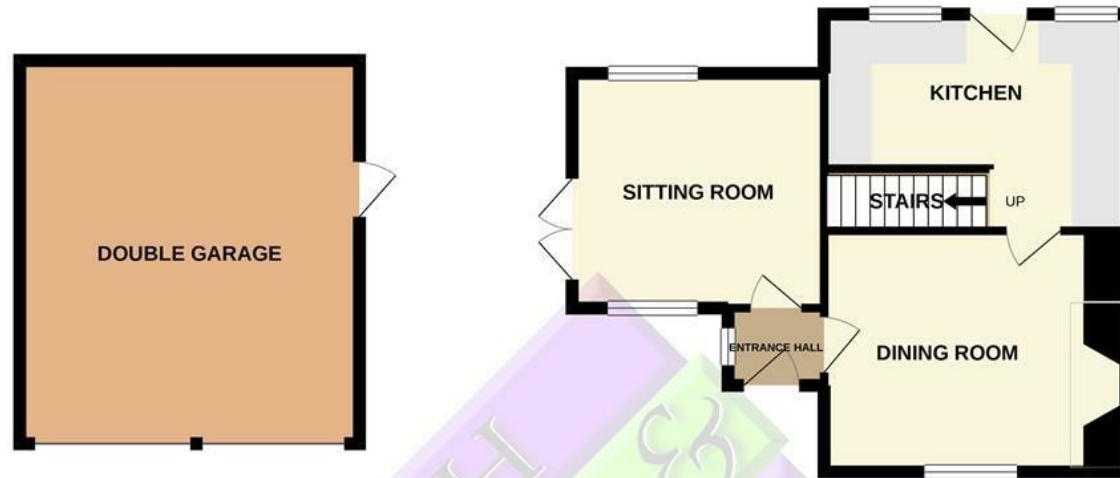
With two up and over doors to the front elevation (currently fixed closed), personal door to the side, light, plumbing and power connected.

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.

Please note the cottage is on private drainage system.



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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	

