

**RUSH
WITT &
WILSON**



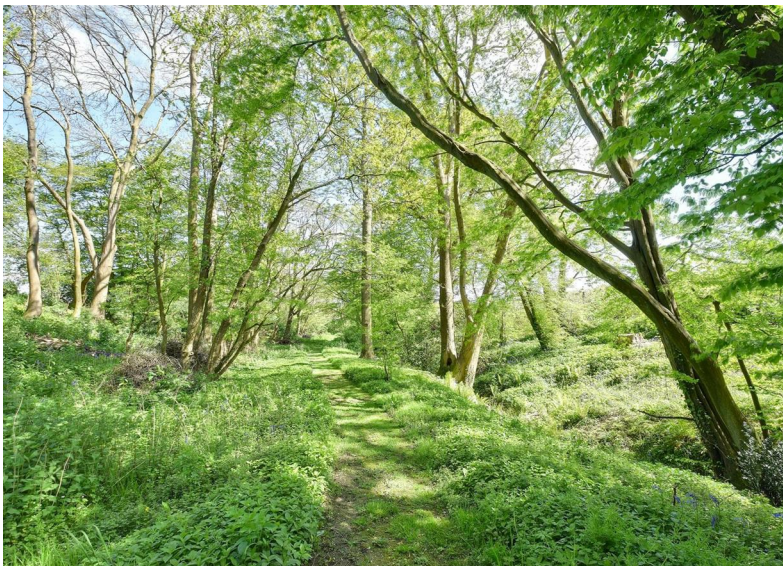
1 Spring Farm Reading Street, Tenterden, TN30 7HS
Offers In The Region Of £675,000

Rush Witt & Wilson are pleased to offer this attractive semi-detached cottage sitting in gardens and grounds of approximately 1.55 acres (tbv) enjoying simply stunning countryside views to the rear.

The well-presented accommodation is arranged over three floors and comprises of an entrance porch, hallway, living room and dining room with double sided log burning stove, kitchen, snug, wet room and conservatory on the ground floor. On the first floor are two double bedrooms and the family bathroom with a useful loft room to the second floor.

Outside, the property benefits from good sized gardens and grounds to the side and rear including a delightful area of woodland which all back through-to and enjoying stunning views over an adjoining orchard and open countryside beyond. There is a generous driveway providing off-road parking for several vehicles, a detached single garage with adjoining potting shed and 34'7 x 30'2 outbuilding. Offered to the market CHAIN FREE.

An internal inspection is highly recommended to fully appreciate this cottage's fantastic grounds and stunning rural views. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Front Porch
3'5 x 3'3 (1.04m x 0.99m)
With part decorative glazed entrance door to the side and window to the front elevation, further door through to:

Entrance Hall
With stairs rising to the first floor, radiator and door to:

Living Room
13'3 max x 11'2 (4.04m max x 3.40m)
With window to the front elevation, feature fireplace with inset double sided log burning stove, radiator and archway through to:

Dining Room
12'4 x 16'7 (3.76m x 5.05m)
With glazed double doors to the front elevation enjoying impressive rural views and allowing access through to the garden, feature fireplace with inset double sided log burning stove, under stairs storage cupboard, radiator, fitted storage cupboard and archway through to:

Kitchen
14'10 x 7'4 (4.52m x 2.24m)
Fitted with a range of wooden traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel sink/drainер unit and tiled splash-backs, inset 4 ring electric hob with extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, space and plumbing for washing machine, space and point for fridge & freezer, window to the side and front elevations, door through to snug and further door to:

Side Porch
4'10 x 3'6 (1.47m x 1.07m)
With windows to both the front and rear elevations, part glazed door to the side allowing access to the garden, tiled flooring and fitted bench.

Snug
10'11 x 8'1 (3.33m x 2.46m)
With window to the side elevation, radiator, glazed double doors through to the conservatory and sliding door to:

Wet Room
Fitted with a white suite comprising low level W.C and wash-hand basin, wall mounted shower, heated towel rail, access to loft space, fully tiled walls and obscured glazed window to the rear elevation.

Conservatory
12'8 x 11'8 (3.86m x 3.56m)
Being fully double glazed with a range of windows to rear and both side elevations all enjoying stunning views over the gardens and adjoining orchards/open countryside beyond, automated Velux style roof light,

radiator and glazed double doors to the side elevation allow access to the garden.

First Floor

Landing
With stairs rising from the entrance hallway, stairs to second floor/loft room and doors to:

Bedroom 1
11'2 x 10'11 (3.40m x 3.33m)
With window to the front elevation enjoying impressive rural views and radiator.

Bedroom 2
12'3 max x 10'4 (3.73m max x 3.15m)
Being double aspect with windows to the side and rear elevations, that letter enjoying stunning rural views, radiator, range of fitted wardrobes and fitted airing cupboard housing insulated hot water tank.

Bathroom
Fitted with a white suite comprising low level W.C, pedestal wash-hand basin and panelled bath, fully tiled walls, range of fitted storage cupboards, radiator and window to the rear elevation enjoying stunning rural views.

Second Floor

Loft Room
11'4 x 9'9 (3.45m x 2.97m)
Being double aspect with window to the side and Velux style window to the rear elevation, fitted storage cupboard.

Outside

Gardens & Grounds
To the front an area of hardstanding provides off road parking with a five bar gate opening to a further sweeping driveway providing additional parking and access to the single garage and detached outbuilding. Abutting the side of the property is a terraced paved patio area and raised decked terrace both offering a perfect space for enjoying the views and outside dining/entertaining, steps lead past a rockery garden and feature circular flower bed planted with a mixture of seasonal flowers to a generous area of gently sloping lawn being interspersed with an array of established shrubs and fruit trees. To the front of the garage/potting shed is a vegetable garden and green house.

The gardens continue past a tranquil wildlife pond to a area of woodland with delightful stream filled with an array of wild flowers and a number of seating areas to fully appreciate this wildlife haven.

Single Garage
15'11 x 9'9 (4.85m x 2.97m)
With double doors to the front elevation.

Adjoining Potting Shed
14'5 max x 7'2 max (4.39m max x 2.18m max)
With window to the side elevation overlooking the garden, fitted work bench, light and power connected. Door opens to a cloakroom with low level W.C and wash-hand basin. Please note the W.C/wash-hand basin is connected to a rain fall water tank and not connected to mains water.

Detached Outbuilding
34'7 max x 30'2 max (10.54m max x 9.19m max)
Generous timber constructed outbuilding with opening to the front elevation, light and power connected. The outbuilding offers potential for a number of different uses subject to the necessary permissions. Door to:

Workshop
10'7 x 8'0 (3.23m x 2.44m)
With door and window to the rear elevation, light and power connected.

Agent Note
Council Tax Band: E

Please note the property is on private drainage.

Please note there is a public footpath running through the bottom of the area of woodland.

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

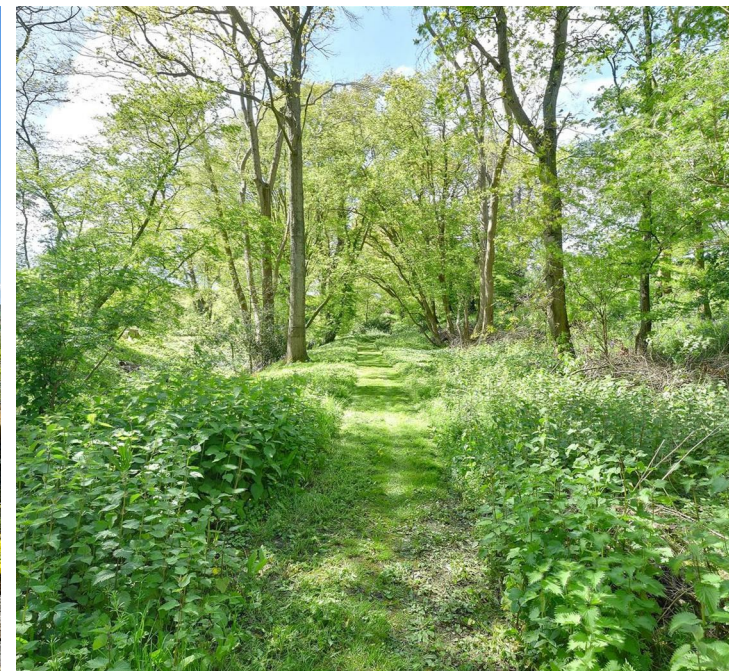
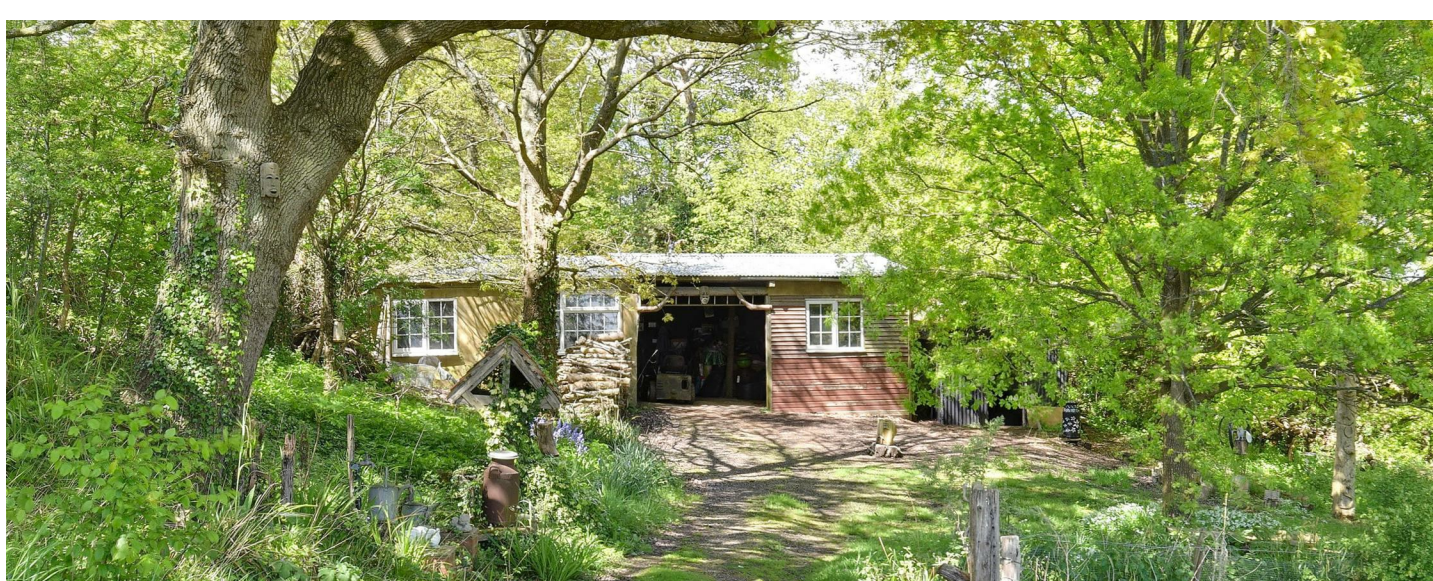
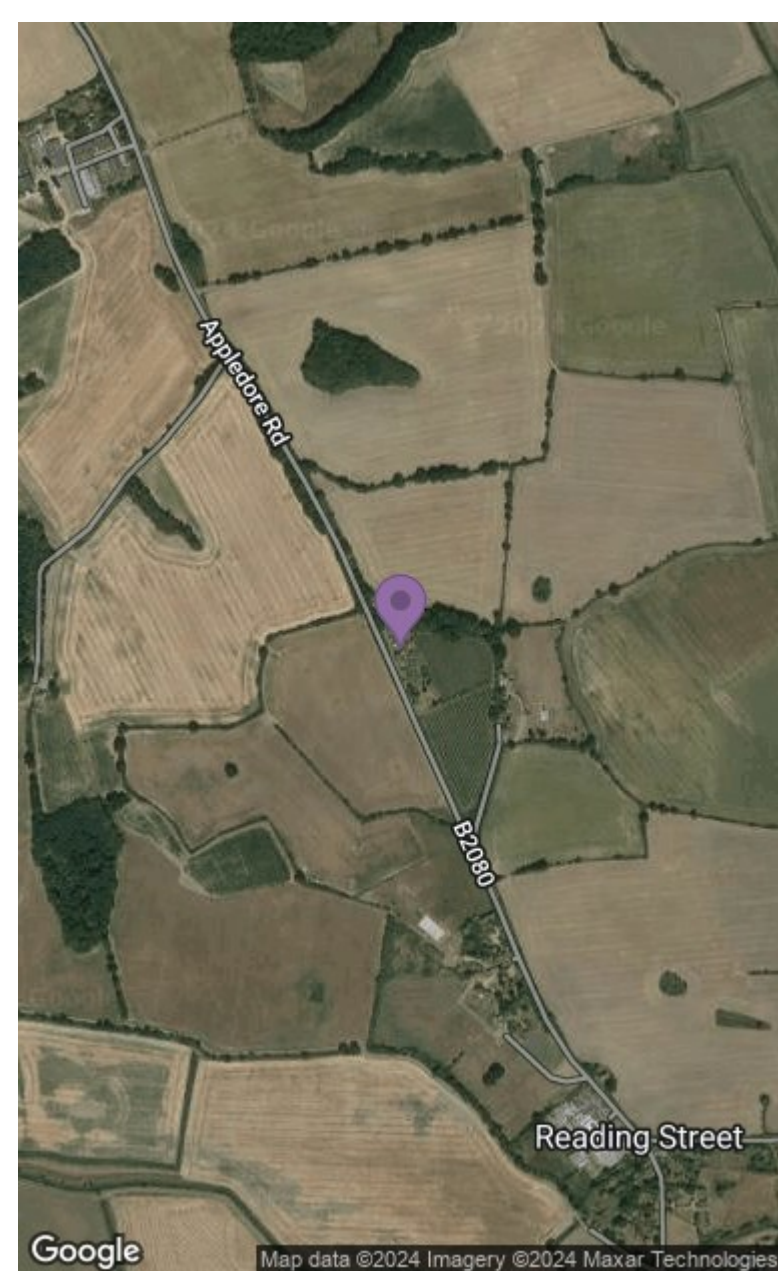
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
92-100%	A		101-120t CO ₂ /yr	A	
81-91%	B		91-100t CO ₂ /yr	B	
69-80%	C		81-90t CO ₂ /yr	C	
55-68%	D		71-80t CO ₂ /yr	D	
43-54%	E		61-70t CO ₂ /yr	E	
31-42%	F		51-60t CO ₂ /yr	F	
13-30%	G		41-50t CO ₂ /yr	G	
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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