

**RUSH  
WITT &  
WILSON**



**South Cottage Cranbrook Road, Tenterden, Kent TN30 6UL  
Offers In Excess Of £525,000**

**Rush Witt & Wilson are pleased to offer this most attractive end of terrace Grade II Listed cottage occupying an elevated position along the sought-after Cranbrook Road on the outskirts of Tenterden, enjoying impressive far reaching countryside views to the front and rear.**

**'South Cottage' has been beautifully and sympathetically renovated by the current owners and offers well -proportioned accommodation arranged over three floors comprises of an entrance lobby, kitchen, dining room, shower room and a spacious living room with inglenook fireplace and direct access out to the garden on the ground floor. On the first floor and two bedrooms and the bathroom with a further bedroom to the second floor, all benefitting from splendid rural views. Outside the cottage benefits from off road parking, a single garage and delightful gardens to the front and rear.**

**An internal inspection of this charming cottage is highly recommended. Please call our Tenterden Branch on 01580 762927 for further information.**



### **Entrance Lobby**

With entrance door to the front elevation, fitted storage cupboard, tiled flooring and latched wooden door to:

### **Living Room**

27'7" max x 13'5" max (8.41m max x 4.09m max)

Being double aspect with sash window to the front and multi panelled glazed double doors to the rear elevation allowing access to the garden, impressive exposed brick inglenook fireplace with oak bressumer and inset log burning stove, range of fitted shelving, stairs rising to the first floor, two radiators, exposed timbers and beams. Latched wooden door to:

### **Dining Room**

11'5 x 8'6 (3.48m x 2.59m)

With sash window to the front elevation, exposed timbers and beams, radiator and latched wooden door through to:

### **Kitchen (L shaped room)**

16'2 max x 8'7 (4.93m max x 2.62m )

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with tiled splash-back and inset ceramic sink unit, inset 4 ring electric hob with stainless steel extractor canopy above and integrated oven beneath, integrated washing-machine, integrated dishwasher, space and point for freestanding fridge/freezer, tiled flooring, radiator, window to the side and rear elevations, access to small loft space, stable door allowing access through to the garden, exposed timbers and beams, further door to:

### **Shower Room**

Fitted with a modern white suite comprising low level W.C, wall mounted wash-hand basin, large walk-in shower with fitted screen, stainless steel heated towel rail, obscured glazed window to the rear elevation and fully tiled walls and flooring.

### **First Floor**

### **Landing**

With stairs rising from the living room, exposed brick chimney breast with inset fitted cupboard, stairs rising to the second floor/bedroom 3 with fitted storage cupboard beneath, radiator, exposed timbers and beams and latched wooden doors leading to:

### **Bedroom 1**

16'0 x 11'6 (4.88m x 3.51m)

With two sash windows to the front elevation enjoying far reaching countryside views, range of fitted wardrobes, airing cupboard housing insulated hot water tank, radiator, exposed timbers and beams.

### **Bedroom 2**

9'1 x 8'1 (2.77m x 2.46m)

With window to the rear elevation enjoying countryside views, exposed timbers and beams, radiator.

### **Bathroom**

Fitted with a white suite comprising low level W,C, vanity unit with inset wash-hand basin and cupboard beneath, panelled bath with tiled surround, half panelled walls, tiled flooring, stainless steel heated towel rail, exposed timbers and window to the rear elevation enjoying countryside views.

### **Second Floor**

### **Bedroom 3/Loft Room**

22'4 x 9'9 (6.81m x 2.97m )

Being double aspect with windows to the rear and side elevations, both enjoying stunning countryside views, fitted wardrobe, access to eaves storage, exposed timbers and beams, stairs rising from the first floor landing and radiator.

### **Outside**

### **Gardens**

To the front is an area of lawn bordered with well maintained hedging to the front and side and steps rising to a paved terrace abutting the front of the cottage. To one side is a gravelled area providing off road parking and gated access through to the rear garden. A shared driveway down one side

provides access to the rear of the property where the property benefits from a single garage (one of a pair) and off road parking space for one car.

The private rear garden is predominately laid to lawn being bordered with conifer heading with a large paved patio area accessed from the living room and kitchen offering a perfect space and outside dining and entertaining, there is also a timber garden store.

### **Single Garage**

Being one of a pair of garages with up and over door to the front elevation.

### **Agent Note**

\*\* Please note the property is on private drainage \*\*

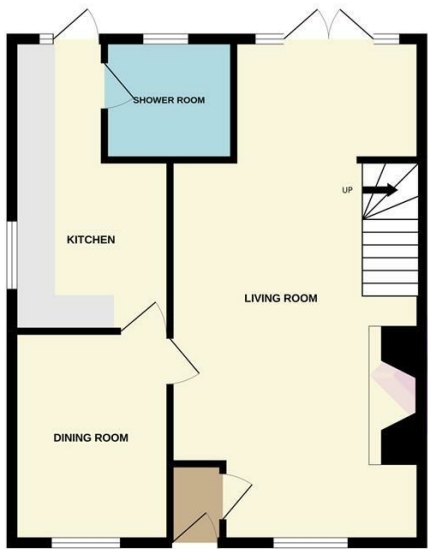
Council Tax Band: E

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.



GROUND FLOOR



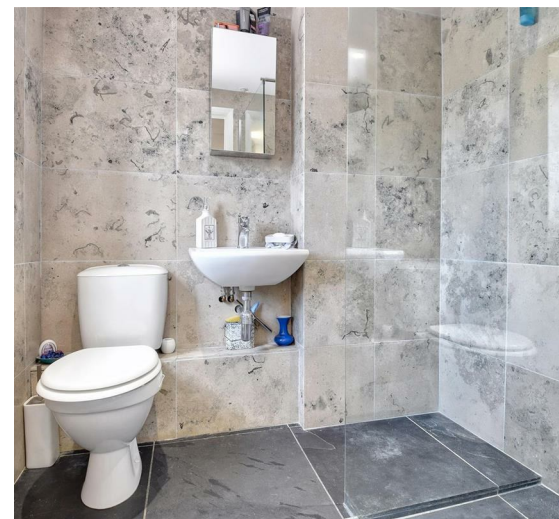
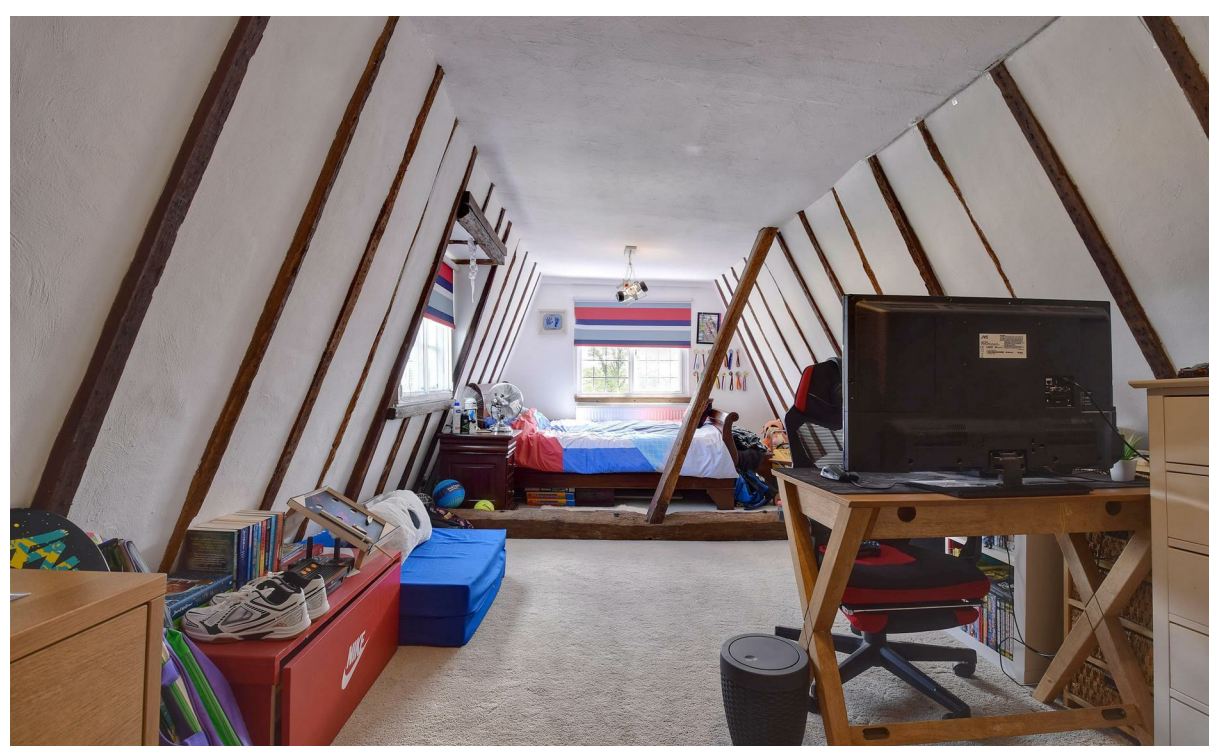
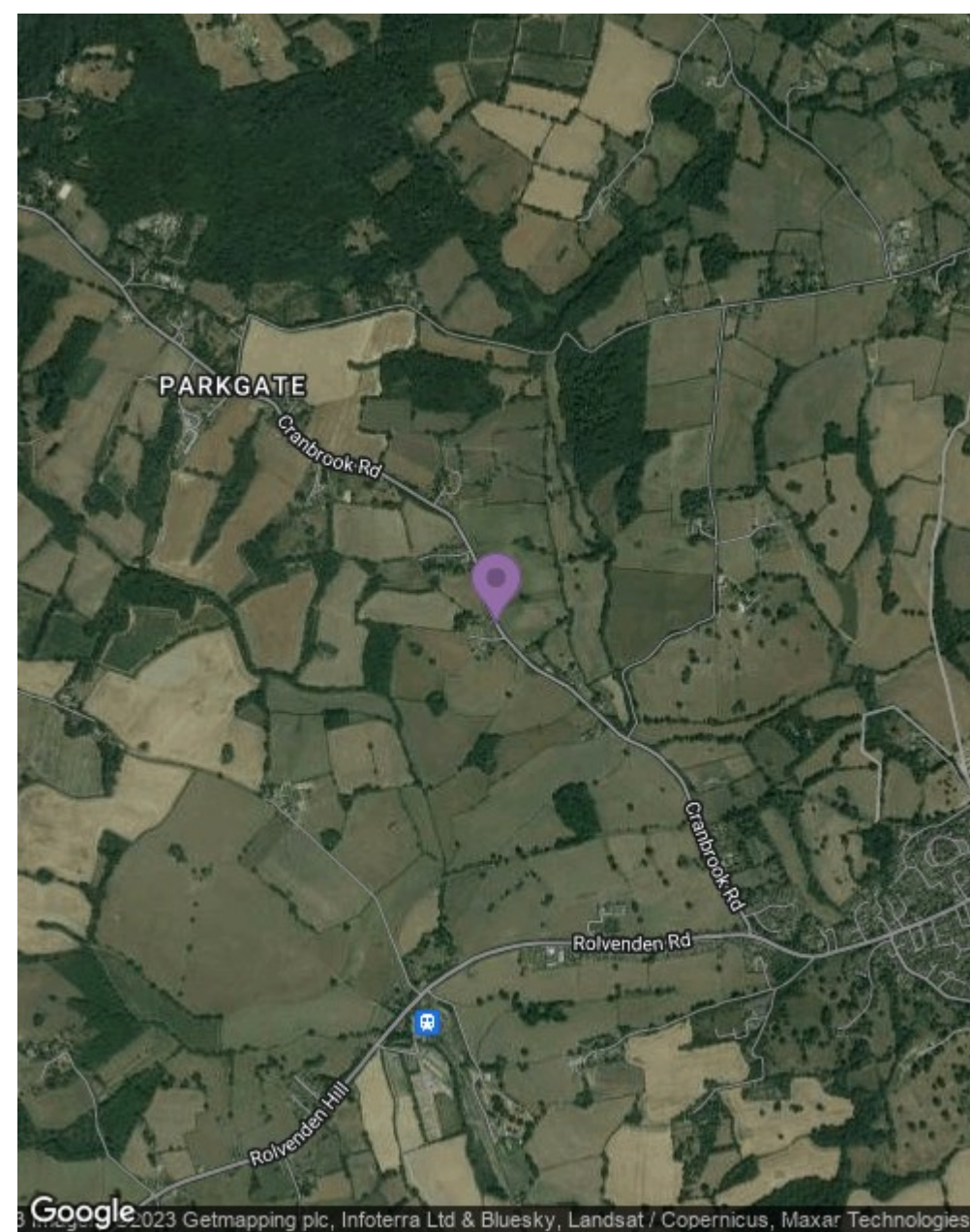
1ST FLOOR



2ND 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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