

**RUSH  
WITT &  
WILSON**



**Iberia Cottage, 4 The Street, Wittersham, Tenterden, Kent TN30 7ED  
Offers In The Region Of £550,000 Freehold**

**Rush Witt & Wilson are pleased to offer this deceptively spacious attached character home with adjoining two storey self-contained annexe/work from home unit occupying a popular location in the heart of the village backing onto adjoining fields.**

**The extremely versatile accommodation comprises of an entrance hallway, bedroom three/study, two adjoining work rooms, spacious living room with log burning stove, wet room and an impressive 18'4 x 14'7 kitchen/dining room on the ground floor. To the first floor there is a spacious reception landing/snug with Juliet balcony, bedroom three and generous master bedroom with en-suite bathroom. Adjoining the rear of the cottage is a self contained unit comprising a ground floor conservatory, small kitchenette, office and shower room with a first floor bedroom/office space. Outside the cottage offers a gravelled driveway providing off road parking for number of cars and courtyard gardens to the front and rear, the latter backing onto and enjoying views over adjoining fields.**

**'Iberia Cottage' will undoubtedly appeal to a variety of buyers to include those seeking dual family/annex style accommodation or self-contained work from home facilities subject to any necessary consents being obtained. An internal inspection is highly recommended to truly appreciate the great accommodation on offer. Please call our Tenterden Branch on 01580 762927 for further information and to arrange your viewing.**



**Entrance Hallway**  
7'4 x 6'1 (2.24m x 1.85m)  
Part glazed stable door to the side elevation, fitted coat cupboard, terracotta tiled flooring and doors to:

**Pottery Room One**  
9'3 x 8'2 (2.82m x 2.49m)  
Window to the side elevation, doorway and steps to:

**Pottery Room Two**  
9'3 x 6'11 (2.82m x 2.11m)  
Window to the side and rear elevation and fitted butler sink.

**Study/Bedroom Three**  
9'6 x 9'1 (2.90m x 2.77m)  
Double aspect with window to the front and side elevation, terracotta tiled flooring, electric fire and range of fitted shelving.

**Living Room**  
19'10 x 18'5 (6.05m x 5.61m)  
Two windows and glazed door to the front elevation, exposed brick feature fireplace with inset log burning stove, stairs rising to the first floor with fitted storage cupboard beneath, terracotta tiled flooring, exposed brick feature arches, range of fitted shelving and doorway/steps leading to:

**Inner Hallway**  
Storage cupboard, fitted utility cupboard with space and plumbing for washing machine, terracotta tiled flooring, doors to:

**Wet Room**  
White suite comprising low level wc 'white gloss' vanity unit with inset wash hand basin and fitted storage beneath, wall mounted shower, stainless steel heated towel rail, fitted storage cupboard, fully tiled walls and flooring.

**Kitchen/Dining Room**  
18'4 x 14'7 (5.59m x 4.45m)  
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/drainер unit, inset four ring NEFF hob with extractor canopy above, upright unit housing integrated NEFF double oven, integrated Bosch dishwasher, space and point for American style fridge/freezer, kitchen island with woodblock work surface and breakfast bar, fitted larder cupboard, recessed ceiling spotlights, radiator, cupboard housing Heatrae Sadia Electromax boiler/hot water system, terracotta tiled flooring, two roof lights, window the side elevation and glazed double doors allowing access through to the garden.

**First Floor**

**Reception Landing/Snug**  
18'0 max x 16'1 max (5.49m max x 4.90m max)  
Spacious double aspect reception space with windows to the front and side elevations, glazed door opening to the a Juliet balcony, wooden flooring, exposed timbers, access to eaves storage, stairs rising from the living room and doors to:

**Bedroom Two**  
12'4 x 7'4 (3.76m x 2.24m)  
Window to the side and rear elevations, the latter enjoying views over adjoining fields to the rear, velux style window/roof light, wooden flooring and fitted wardrobe with sliding doors.

**Master Bedroom**  
16'8 x 11'7 (5.08m x 3.53m)  
Window to the front elevation, range of fitted wardrobes, access to loft space, access to eaves storage, recessed ceiling spotlights, ceiling fan, steps down to a small dressing area with windows to the rear elevation and a range of fitted storage, door leading through to:

**En-Suite Shower Room**  
Fitted with a white suite comprising low level wc, pedestal wash hand basin, panelled bath with mixer tap, shower above and fitted screen, bidet, stainless steel heated towel, fitted cupboard housing hot water tank, window to the rear elevation, velux style window, wooden flooring.

**Outside**

**Gardens**  
To the front is an brick paved enclosed area of garden with brick raised beds planted with an array of established shrub's/trees and a mixture of seasonal flowers. A gravelled driveway runs down the side of the property providing off road parking with gated access leading to:

The rear/side courtyard is fully paved with a range of brick raised beds planted with a range of seasonal flowers and shrubs, low level brick wall to the rear boundary enjoying views over adjoining fields.

**Annexe/Outbuilding**

**Conservatory**  
9'5 x 8'4 (2.87m x 2.54m)  
Fully double glazed with a range of windows, glazed personal door to the front and glazed double doors to the side elevations, tiled flooring, door to:

**Kitchenette**  
9'5 x 6'6 (2.87m x 1.98m)  
Part valued ceiling, fitted base cupboards with woodblock effect worksurface and inset stainless steel sink/drainер unit, radiator, stairs rising to the first floor with fitted storage cupboard beneath, tiled flooring, door to:

**Office/Bedroom Five**  
9'5 x 6'4 (2.87m x 1.93m)  
Window to the rear elevation enjoying views over adjoining fields, tiled flooring, door to:

**Shower Room**  
Fitted with a white suite comprising low level wc white gloss vanity unit with inset wash-hand basin and fitted storage beneath, wall mounted shower, stainless steel heated towel rail, window to the rear elevation enjoying views over adjoining fields, fully tiled walls and flooring.

**First Floor**

**Bedroom/Office**  
18'8 max x 12'10 max (5.69m max x 3.91m max )  
Double aspect with windows to the front and rear elevations, the later enjoying views over adjoining fields, fitted storage cupboard, velux style window to the side elevation, wooden flooring.

**Agents Note**  
Council Tax Band - F

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



GROUND FLOOR



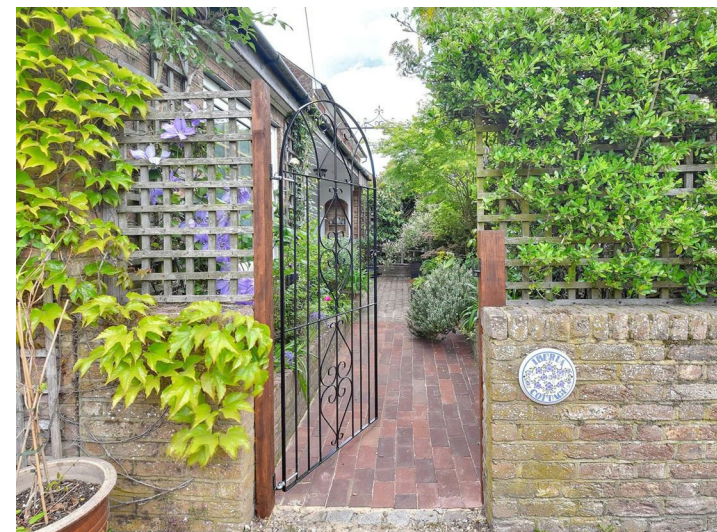
1ST FLOOR



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower heating costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| 92-100 <b>A</b>                             |         |           | 92-100 <b>A</b>                                                 |         |           |
| 81-91 <b>B</b>                              |         |           | 81-91 <b>B</b>                                                  |         |           |
| 69-80 <b>C</b>                              |         |           | 69-80 <b>C</b>                                                  |         |           |
| 55-68 <b>D</b>                              |         |           | 55-68 <b>D</b>                                                  |         |           |
| 39-54 <b>E</b>                              |         |           | 39-54 <b>E</b>                                                  |         |           |
| 21-38 <b>F</b>                              |         |           | 21-38 <b>F</b>                                                  |         |           |
| 1-20 <b>G</b>                               |         |           | 1-20 <b>G</b>                                                   |         |           |
| Not energy efficient - higher heating costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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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