

Warner Gray

Warner Gray
For Sale
Telephone: 01580 766044
www.warnergray.co.uk

**15 Coombelands,
Wittersham, Kent TN30 7NU**

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Offers in excess of £325,000

15 Coombelands is a spacious link-detached bungalow pleasantly situated in a well-regarded cul-de-sac location close to the centre of this historic village.

This three- bedroom property also offers an excellent opportunity for buyers to make their own mark with scope for some improvement and modernisation with potential to convert the loft subject to any necessary planning permission.

There is a mainly lawned garden to the front with a driveway providing ample parking which leads to the attached garage, whilst the rear garden has a terrace and established flowering plants and shrubs.

Wittersham village offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall, all of which are a short walk away from this property.

The coast and the Cinque Port town of Rye are only a short drive away.

Viewing by appointment through WarnerGray 01580 766044

- Three bedroom link-detached bungalow
- Popular cul-de-sac location close to the village centre
- Driveway with off road parking and attached single garage
- Potential for loft conversion (subject to planning consent)
- Scope for improvement / modernisation
- Front and rear gardens with terrace
- Walking distance of amenities primary school and general stores
- Camber Sands and the historic town of Rye only a short drive away
- Miles of rural walks to be enjoyed in the surrounding countryside

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SITUATION

This property enjoys a cul-de-sac setting close to the centre of this sought after rural village which offers local facilities including a general store, primary school, recreation ground, ancient Church and village hall, all of which are a short walk away from this property.

The village is about 3.5 miles from Peasmarsh which offers Jemsons, the well-known independent supermarket. Nearby Tenterden (about 6 miles) offers a comprehensive range of shopping, leisure and health facilities. There are a wide choice of well regarded schools and this property comes within the catchment area for the Ashford Grammars. The coast and the Cinque Port town of Rye are only a short drive away. A bus service links the surrounding towns and villages and Ashford offers the high-speed service to London St Pancras (a journey of about 37 minutes).

THE ACCOMMODATION COMPRISES THE FOLLOWING WITH APPROXIMATE

Front door open into the **ENTRANCE PORCH** with window to side and door into

ENTRANCE HALL A welcoming hallway with loft hatch and doors to:

SITTING ROOM 16'5 x 10'. A light and bright triple aspect room with windows to the sides and over the rear garden ideal for family living. The feature fireplace with tiled hearth provides an ideal focal point for the room.

KITCHEN 12'2 x 9'8. A good size kitchen fitted with a range of base cupboards, drawers and matching wall units. Stainless steel sink unit. Worksurfaces with space for appliances. Window to the rear. Door to :

SUN ROOM / UTILITY 7'3 x 7'3. Handily placed next to the kitchen this is a versatile room currently used as a utility room with worktop and space for appliances. Windows and doors overlooking the rear garden.

From the HALLWAY doors to: **BEDROOM 1** 13'1 x 11'6. A double bedroom with fitted wardrobes to one wall. Windows to the front.

BEDROOM 2 12'6 x 8'8. Double bedroom built-in cupboards. Windows to the side.

BEDROOM 3 11'10 x 7'7. Double sized bedroom with window to the front.

SHOWER ROOM White suite comprising a wash hand basin and low level w.c. Shower cubicle with shower and hand-rail. Airing cupboard. Heated towel rail. Obscure window to the side.

OUTSIDE

To the front of the property is a good size driveway providing off road and leading to the **GARAGE** approximately 15'6 x 7'9 which has an internal window and door to the rear garden. The garden to the front of the property is mainly lawned with established hedging, plant and shrub beds. To the rear is a terrace ideal for summertime seating and entertaining with lawned garden with mature flower and shrub beds along with a garden shed.

SERVICES Mains water, electricity and drainage. Council Tax Band: D Local Authority: Ashford Borough Council. Oil Central heating. EPC Rating : E





Total area: approx. 92.0 sq. metres (989.8 sq. feet)



