



**Rustlings,
Shoreham Lane, St. Michaels, Tenterden TN30 6EG**

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Offers in excess of £635,000**

Rustlings presents an exciting and rare opportunity to purchase a substantial three bedroom detached bungalow standing in attractive well-stocked gardens and enjoying a lovely rural outlook to the rear over fields which are a haven for wildlife.

This unique property offers spacious and flexible accommodation having been recently updated with new flooring and decoration and includes a wonderful light double aspect 21' sitting room with a sunroom to the rear providing a wonderful place to relax overlooking the garden.

Rustlings is ideally situated along this popular lane, well back from the road and in addition to the mature front and rear gardens benefits from an attached garage and a substantial Outbuilding which could be used for a variety of different purposes, and a driveway providing generous off-road parking.

Shoreham Lane is a sought-after position being within walking distance of the centre of St Michaels with local shopping facilities / schools and within easy reach of nearby historic town of Tenterden.

- Substantial detached 3 double bedroom / 2 bathroom bungalow
- Great location along Shoreham Lane with rural views to the rear
- Newly redecorated with new carpets and kitchen/bathroom flooring
- Light, spacious with a double aspect 21' Sitting Room & 14' Garden Room
- Attached garage, driveway parking with useful 26' Outbuilding
- Walking distance of shops and local facilities in St Michaels
- Set back from the lane with mature gardens and terrace
- Tenterden town is about 1.7 miles. Stations at Headcorn & Ashford.
- NO ONWARD CHAIN

SITUATION: "Rustlings" enjoys a convenient and popular setting just a short walk from the centre of the thriving community of St Michaels, with its range of local amenities including local convenience store, hardware shop, garage, hairdressers, post office, take away and well regarded primary and secondary schools.

Tenterden High Street is a short drive away and offers a more comprehensive range of shopping, leisure and health facilities. The area is well served for transport links. Headcorn Station offers services to London taking about an hour and Ashford International has the high-speed service to Ebbsfleet, Stratford and London St Pancras (about 37 minutes). St Michaels is served by several bus routes to the surrounding towns and villages.

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PORCH Double doors lead into an enclosed porch area, useful for the storage of boots and cloaks.

DINING HALL 22' 0" x 8,10' (6.71m x 2.44m) The door from the porch opens into a long room which forms the centre of this bungalow and which at present serves as a dining hall. At the far end, there are built in cupboards for storage.

KITCHEN / BREAKFAST ROOM 16' 4" x 9' 7 max" (4.98m x 2.92m) A generous sized beautifully kept kitchen with space for a breakfast table and chairs. There are a number of fitted units, both base and wall, with laminate worktops. One and a half bowl sink with drainer and mixer tap. Built-in oven and grill with four ring gas hob above. Extractor. Space for dishwasher and upright fridge/freezer.

UTILITY AREA 10' 6" x 2' 9 max" (3.2m x 0.84m) A small utility area that links the kitchen to the garage. Space and plumbing for a washing machine. Door to outside.

SITTING ROOM 21' 10" x 11' 11 max" (6.65m x 3.63m) A spacious triple aspect room which has a warm, elegant feel. The fireplace makes a cosy focal point. A door to the rear gives access to the sun room beyond.

SUN ROOM 14' 11" x 9' 2" (4.55m x 2.79m) This lovely light room at the back of the house is the perfect place to sit, relax and enjoy the garden and sunset over fields and woodland.

BEDROOM 1 16' 5" x 11' 6 max" (5m x 3.51m) A very spacious bedroom with built-in storage. A large window brings in lots of natural light and gives views over the garden.

BEDROOM 2 16' 4" x 8' 0" (4.98m x 2.44m): A generous double bedroom with window to the side, built-in storage/wardrobes and en-suite.

EN-SUITE BATHROOM comprising bath with mixer tap and handheld shower attachment; vanity unit with inset basin; low level w.c.

BEDROOM 3 11' 6" x 9' 3 max" (3.51m x 2.82m) Double bedroom with window looking out over pretty rear garden. Built-in wardrobes / storage.

SHOWER ROOM Spacious room comprising: recessed shower, wash hand basin set in vanity unit with storage under, bidet and w.c. Loft hatch.

OUTSIDE The bungalow, which is set back from the lane in an elevated position, is fronted by a good size garden laid mainly to lawn with mature trees and a gravel drive providing off-street parking for several cars.

A gate to the side of the property leads firstly to a patio and then to the pretty rear garden which has views over the countryside beyond. There is a good size shed and a substantial timber 26' **OUTBUILDING** which could be utilised in a number of different ways.

GARAGE 20' 3" x 10' 0 max" (6.17m x 3.05m). This long garage provides plenty of space for storage and additional white goods. Electric door to front. Worcester Boiler.

SERVICES Mains water, electricity, gas and drainage. EPC Rating: D. Local Authority: Ashford Borough Council.

LOCATION FINDER what3words: shipwreck.sushi.conclude

AGENTS NOTE: There has been a recent insurance claim due to slight movement of the garage. Work has been completed and signed-off, the vendor has a certificate of structural adequacy.

VIEWING BY APPOINTMENT WARNERGRAY 01580 766044





Total area: approx. 185.6 sq. metres (1998.0 sq. feet)

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