



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

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Offers in excess of £630,000**

**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 with some scope for redecoration 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 bedroom / 2 bathroom bungalow
- Attached garage / generous parking. Mature gardens front and back
- Walking distance of all local amenities including shops and schools.
  - Tenterden's picturesque High Street 1.7 miles by car
  - Good countryside walks on doorstep
- Mainline stations at Ashford and Headcorn. **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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**Warner Gray**



**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 front door 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.

**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.

**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.

**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 bedroom currently set up as a twin, with built-in wardrobes, book shelves and **EN-SUITE BATHROOM** comprising bath with mixer tap and hand held 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 storage.

**SHOWER ROOM** Spacious shower 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 outbuilding which could be utilised in a number of different ways.

### SERVICES

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

### LOCATION FINDER

what3words: shipwreck.sushi.conclude

**VIEWING BY APPOINTMENT WARNERGRAY 01580 766044**





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

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