

**RUSH
WITT &
WILSON**



The Courtyard Angley Road, Cranbrook, Kent TN17 3LR
Guide Price £750,000 - £775,000

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Rush Witt & Wilson are pleased to offer the opportunity to acquire this well proportioned detached chalet style home located on the outskirts of the sought after village of Cranbrook.

The well-proportioned and extremely versatile accommodation offers scope to enhance and is arranged over two floors comprising of a generous entrance hallway which gives access to an independent double bedroom with en-suite shower room, inner hallway, kitchen/breakfast room with adjoining conservatory, utility room, dining room, living room, two bedrooms and bathroom on the ground floor. To the first floor are two bedrooms and the family bathroom.

Outside the property benefits from established 'wrap around' garden, a generous gated driveway and a an attached double garage. Cranbrook School Catchment.

'The Courtyard' will undoubtedly appeal to a variety of buyers to include those seeking large family accommodation, the opportunity to create an annex or self-contained work from home facilities subject to any necessary consents being obtained and an internal inspection is highly recommended to truly appreciate the great accommodation on offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Reception Hallway 13'2 x 6'7 (4.01m x 2.01m) Pitched glazed roof and part decorative glazed entrance door to the front elevation, tiled flooring, radiator and part glazed doors leading to:	Living Room 18'8 x 14'9 (5.69m x 4.50m) Double aspect with window to the side and glazed patio doors to the rear elevation allowing access through to the garden, exposed brick feature fireplace with inset gas fire, radiator.	being surrounded by established and mature hedgerow and trees offering a good deal of privacy, the well stocked and established gardens are a particular feature of the courtyard and the property sits centrally in a good sized plot being bordered with well stocked boundary hedgerow and mature trees offering a good deal of privacy throughout. The lawned gardens extending down one side into the rear are bordered with a range of well stocked beds, planted with a mixture of shrubs and seasonal flowers, a generous paved patio area abuts the rear of the property offering a perfect space for outside dining and entertaining.
Bedroom 16'2 x 11'6 (4.93m x 3.51m) Double aspect with windows to the side and rear elevations, range of fitted storage cupboards with wash hand basin and tiled splashback, two radiators, door leading to:	Bedroom One 14'9 x 11'8 (4.50m x 3.56m) Large picture window to the side elevation, range of fitted wardrobes, radiator.	Agents Note Council Tax Band - G
En-Suite Shower Room Fitted with a coloured suite comprising low level wc, wall mounted wash hand basin with tiled splashback, shower cubicle with folding door.	Bedroom Three 11'1 x 8'9 (3.38m x 2.67m) Window to the front elevation, fitted wardrobe, radiator.	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.
Inner Hallway Stairs rising to the first floor, parquet flooring, fitted coat cupboard, radiator and doors leading to:	Bathroom Fitted with a white suite comprising fitted vanity unit with low level wc., inset wash hand basin and range of storage, panelled bath with shower over and fitted folding screen, part tiled walls, stone tile flooring, radiator, obscure glazed window to the side elevation.	Important Notice:
Kitchen/Breakfast Room 21'2 x 9'2 (6.45m x 2.79m) Fitted with a range of wooden traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting worksurface with tiled splashback and inset one and a half bowl stainless steel sink drainer unit, inset five burner gas hob with extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, space and point for free standing fridge/freezer, fitted breakfast bar, space for table and chairs, two radiators, tiled flooring, two windows to the side elevation, door to the utility room, glazed double doors opening through to:	First Floor	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).
Conservatory 11'3 x 10'2 (3.43m x 3.10m) Fully double glazed with a range of windows, tiled flooring, radiator, glazed double doors to the side elevation allowing access onto the garden.	Bedroom Two 14' x 11'3 (4.27m x 3.43m) Window to the rear elevation, fitted wardrobes, access to eaves storage, radiator.	2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
Utility Room 8'7 x 7' (2.62m x 2.13m) Accessed via doors off of the kitchen/breakfast room and reception hallway, fitted base cupboard units with range of wall mounted matching cupboards, wood effect work surface, stainless steel sink drainer unit, space and plumbing for washing machine, floor standing gas fired boiler, part glazed door to the side elevation allowing access through to the garden.	Bedroom Four 15'9 x 7'9 (4.80m x 2.36m) Two windows to the side elevation, fitted wardrobe, access to eaves storage, radiator.	3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
Dining Room 11'5 x 10'8 (3.48m x 3.25m) Window to the rear elevation overlooking the garden, radiator, connecting door to:	Bathroom Fitted with a white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, panelled bath with shower over and fitted folded screen, stainless steel heated towel rail, part tiled walls, tiled flooring, obscure glazed window to the front elevation.	4. VAT: The VAT position relating to the property may change without notice.
	Outside	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
	Gardens Private driveway leads up to a five bar gate which opens to a generous gravelled driveway providing off road parking, turning space and access to the attached double garage. The property occupies a generous plot	

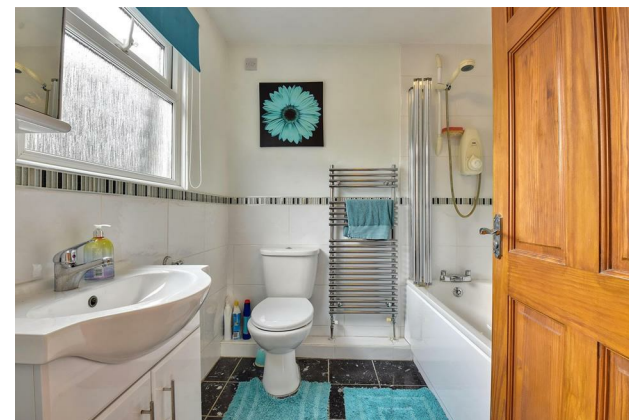




TOTAL FLOOR AREA : 2376sq.ft. (220.7 sq.m.) approx.

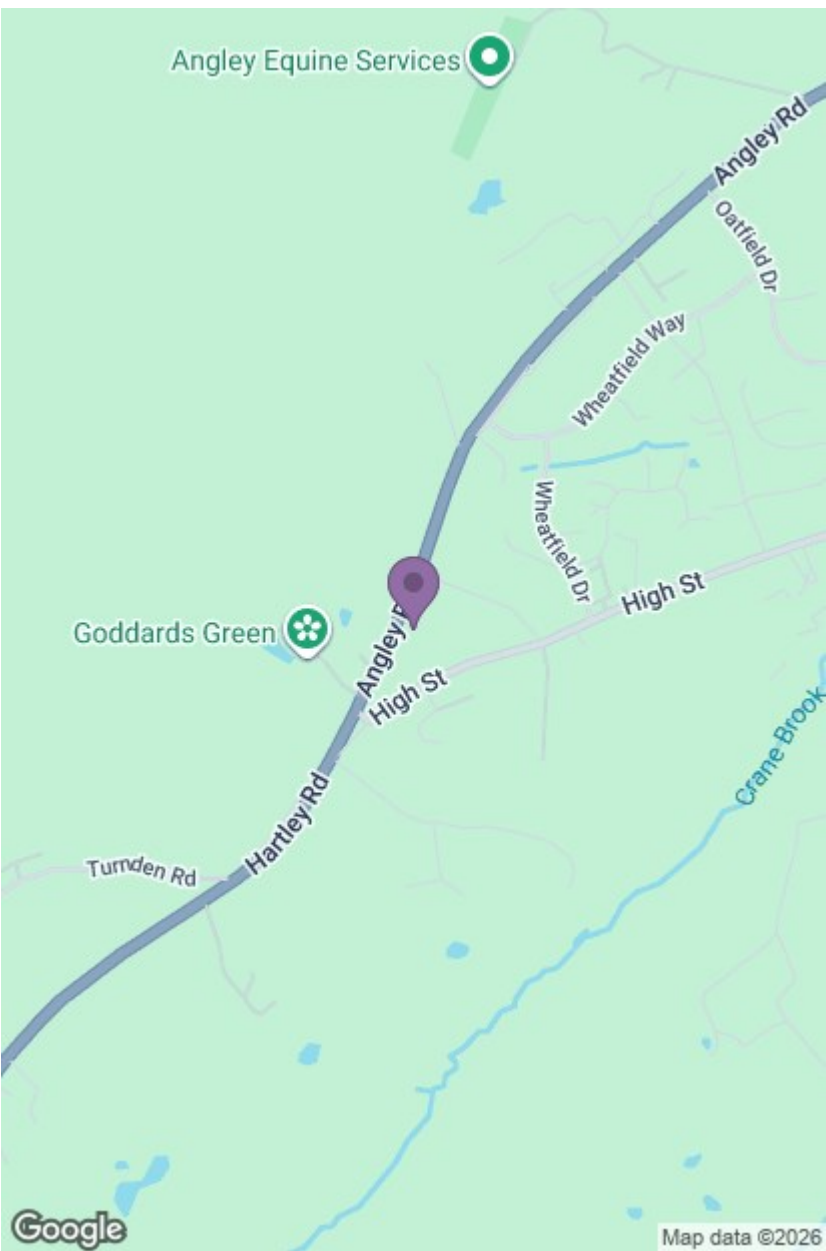
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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