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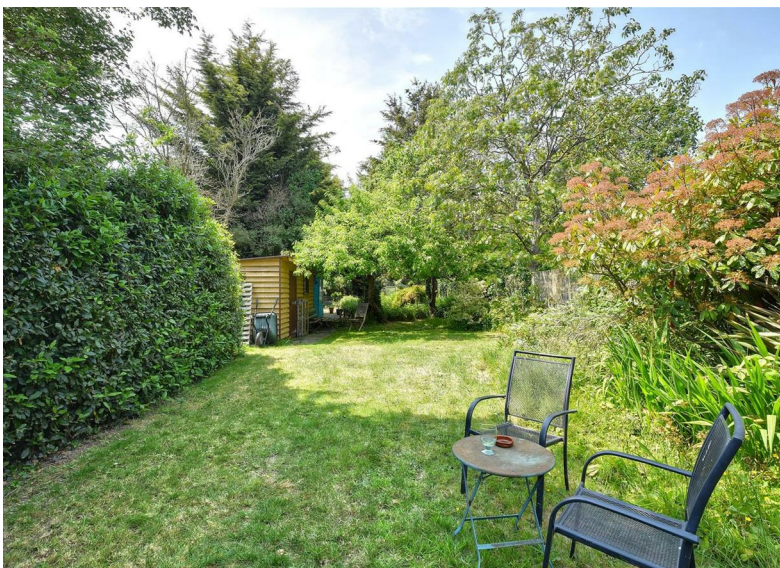


**2 Stumble Trees Cottages Ashford Road, Hamstreet, Kent TN26 2EA
Offers In Excess Of £325,000**

Rush Witt & Wilson are pleased to offer this most attractive mid terrace cottage (un-listed) with large rear garden measuring over 200ft in length (tbv) occupying an elevated position adjacent the train station within the popular village of Hamstreet.

The accommodation is arranged over three floors and comprises of a living room, dining room, sunroom and kitchen on the ground floor. On the first floor are two bedrooms and the family bathroom and a further bedroom with en-suite shower room to the second floor. Outside the cottage offers good sized rear gardens benefiting from a westerly aspect. There is an opportunity to enhance the cottage by undertaking modernisation and improvement works through-out. Offered to the market CHAIN FREE.

An internal inspection of this charming cottage is highly recommended to fully appreciate its fantastic potential and impressive rear gardens, please call our Tenterden Branch on 01580 762927 for further information.



Living Room
12'11 max x 11'3 (3.94m max x 3.43m)
With entrance door and window to the front elevation, feature fireplace, exposed brick flooring, range of fitted shelving, exposed beams and wooden door leading through to:

Dining Room/Reception 2
12'11 max x 9'2 (3.94m max x 2.79m)
With attractive feature fireplace with inset multi burning stove and back boiler , stairs rising to the first floor with fitted storage cupboard beneath, exposed brick flooring, exposed beams, window through to the sun room, recessed fitted shelving and doorway to:

Inner Hallway
With fitted utility cupboard offering space and plumbing for washing-machine, doors to:

Cloakroom
Fitted with a low level W.C (Sani-flow system/NOT currently in working order) and wall mounted wash-hand basin with tiled splash-back.

Sun Room
15'2 max x 11'5 max (4.62m max x 3.48m max)
With glazed vaulted roof, exposed brick flooring, part glazed door to the rear elevation allowing access to the garden and further door to:

Kitchen
9'7 x 8'9 (2.92m x 2.67m)
Fitted wood-block worksurface with inset butler sink and tiled splash-back, space and point for gas (Calor) cooker with stainless steel back plate and extractor canopy above, space and point for low level fridge/freezer and dish washer, exposed brick flooring, window to the side and glazed double doors to the rear elevation allowing direct access through to the garden.

First Floor

Landing
With stairs rising from the dining room, exposed floorboards, stairs rising to the second floor and connecting doors to:

Bedroom 2
13'0 x 11'4 (3.96m x 3.45m)
With window to the front elevation and exposed floorboards.

Bedroom 3
10'5 x 7'4 (3.18m x 2.24m)
With window to the rear elevation, wood effect laminate flooring and range of fitted wardrobes/storage cupboards.

Bathroom
Fitted with a white suite comprising low level W.C, corner wash-hand basin, tiled panelled bath with power shower above, window to the rear elevation and fitted airing cupboard housing insulated hot water tank.

Second Floor

Bedroom 1
13'1 max x 10'10 (3.99m max x 3.30m)
With window to the front elevation, stairs rising from the first floor landing, exposed floor boards, access to eaves storage and part glazed folding doors to:

En-Suite Shower Room
Fitted with a white suite comprising low level W.C, wooden vanity unit with counter top wash-hand basin, corner shower cubicle with folding door, heated towel rail and window to the rear elevation.

Outside

Gardens
Occupying an elevated position the cottage is accessed via shared steps with a shared pathway proceeding to the entrance door, to the front is an area of sloping lawn.

The well-stocked and good sized rear gardens are a real feature of the cottage and benefit from a westley aspect measuring in excess of 200ft in length (tbv) . Abutting the rear of the cottage being accessed from the kitchen and sun room is a seating area offering a space for outside dining/entertaining, a brick pathway meanders through a further well stocked area of garden being interspersed with a

selection of mature shrubs and an array of seasonal flowers, there is a level area of lawn with large timber store and summer house with a decked terrace to the front overlooking a small pond, a pathway continues through to an allotment area with a selection of vegetable beds and green house, beyond this is a further area of garden.

Agent Note
* Please note, there is a pedestrian right of way which runs the length of the terrace allowing rear access to the cottages
*

Council Tax Band: C

These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. It should not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

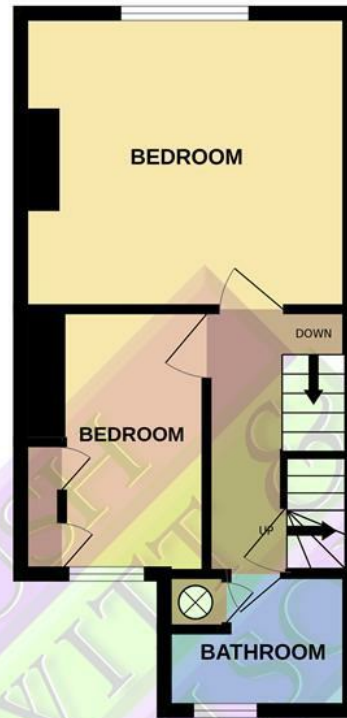
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

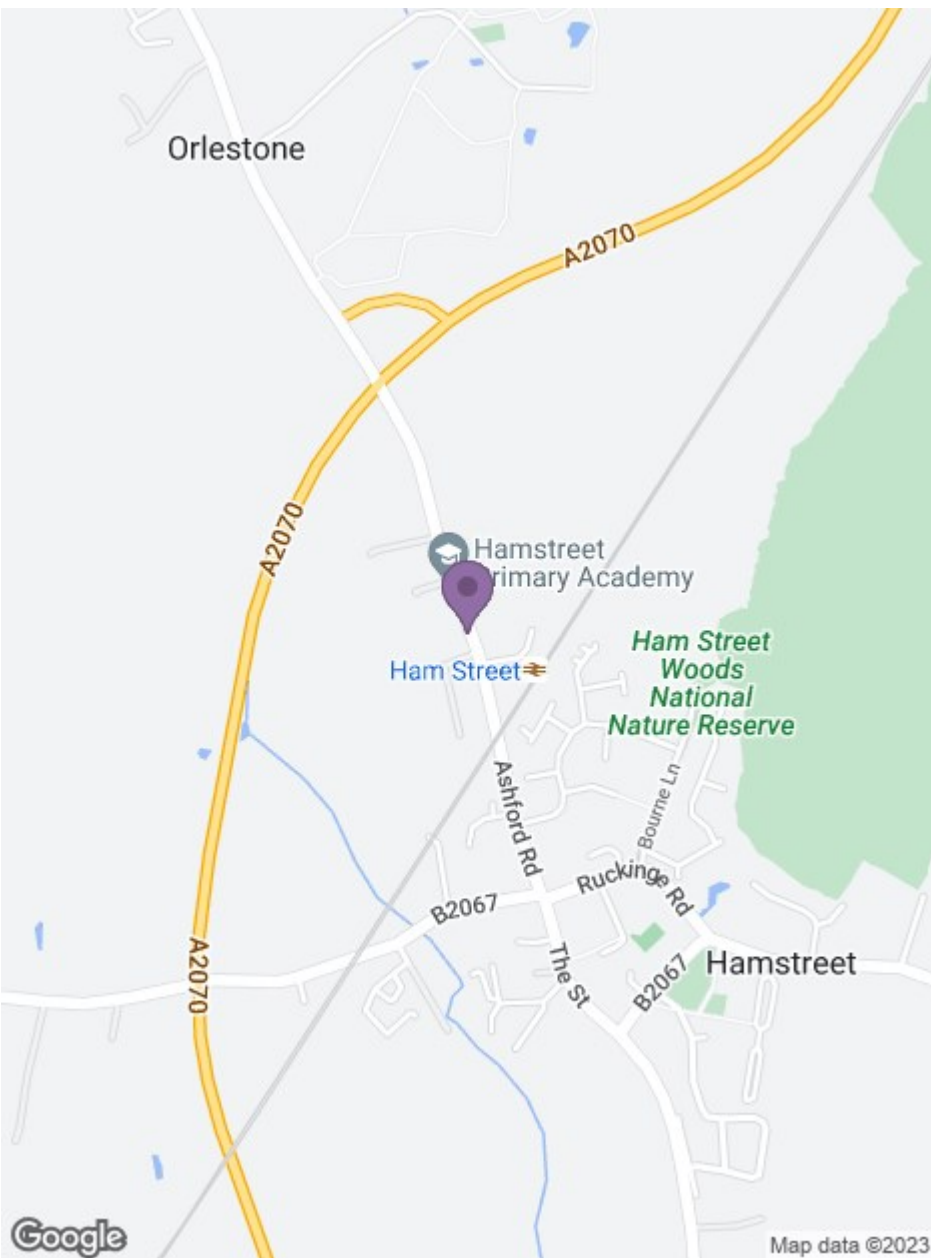


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	
45	72
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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