

**RUSH
WITT &
WILSON**



**5 Oxney Cottages , Stone Tenterden, TN30 7JL
Offers In The Region Of £325,000**

Rush Witt & Wilson are pleased to offer this semi-detached home enjoying delightful views over the cricket field located in the highly sought after rural hamlet of Stone.

The accommodation offers scope to enhance and is arranged over two floors comprises of an entrance hallway, double aspect living room with feature fireplace, kitchen and cloakroom on the ground floor. On the first floor are two double bedrooms and the family bathroom. Outside the property offers gardens to the front and rear. Offered to the market CHAIN FREE.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580762927

Entrance Hallway

With entrance door to the front elevation, stairs rising to the first floor, radiator, tiled flooring and doors to:

Living Room

16'3 x 11'11 max (4.95m x 3.63m max)

Being double aspect with windows to the front and rear elevations, feature fireplace with inset electric fire, fitted shelved storage cupboard, two radiators and under stairs storage cupboard.

Kitchen

16'2 max x 8'10 max (4.93m max x 2.69m max)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect work surface with tiled splashback and inset stainless steel sink/drain unit, inset four ring electric hob with stainless steel extractor canopy above, upright unit housing integrated oven, space and plumbing for washing machine, space and point for free standing fridge/freezer, floor standing oil fired boiler, radiator, tiled flooring, window to the front and side elevations, part obscured glazed door to the

rear elevation allowing access to the garden, door to the cloakroom and further door to:

Store Room

5'11 x 2'11 (1.80m x 0.89m)

With window to the rear elevation and tiled flooring.

Cloakroom

Fitted with a low level W.C, part tiled walls, tiled flooring and obscured glazed window to the rear elevation.

First Floor

Landing

With stairs rising from the entrance hallway, access to loft space, window to the rear elevation and doors to:

Bedroom 1

16'3 x 8'11 (4.95m x 2.72m)

Being double aspect with windows to the front and side elevations enjoying views across the village cricket field, fitted airing cupboard housing insulated hot water tank, fitted wardrobe and two radiators.

Bedroom 2

13'0 max x 8'0 (3.96m max x 2.44m)

With window to the front elevation enjoying views across the village cricket field, fitted above stairs storage cupboard/wardrobe and radiator.

Bathroom

8'10 x 7'10 (2.69m x 2.39m)

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, large shower cubicle with sliding door, corner panelled bath, radiator, fully tiled walls, heated towel rail and obscured glazed window to the rear elevation.

Outside

Gardens

The front garden is enclosed with mixture of well

maintained hedging and chain link fencing, a pathway proceeds to the front door with a generous area of lawn bordered with beds planted with a mixture of roses.

The rear garden is predominantly laid to lawn being enclosed with chain link fencing, there are two timber garden stores and a greenhouse. To the rear of the property accessed via the driveway to the side is a bloc of garages that are owned by the council and we are advised there may be the opportunity of renting one (For further information and prices please contact Ashford Borough Council on 01233 331111 / www.ashford.gov.uk.)

Agent Note

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.



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83 (81-85) A	83	A	A
69 (67-71) B		B	B
55 (53-59) C		C	C
41 (39-45) D		D	D
27 (25-33) E	45	E	E
13 (11-15) F		F	F
1 (0-3) G		G	G

EU Directive 2002/91/EC

