

**RUSH  
WITT &  
WILSON**



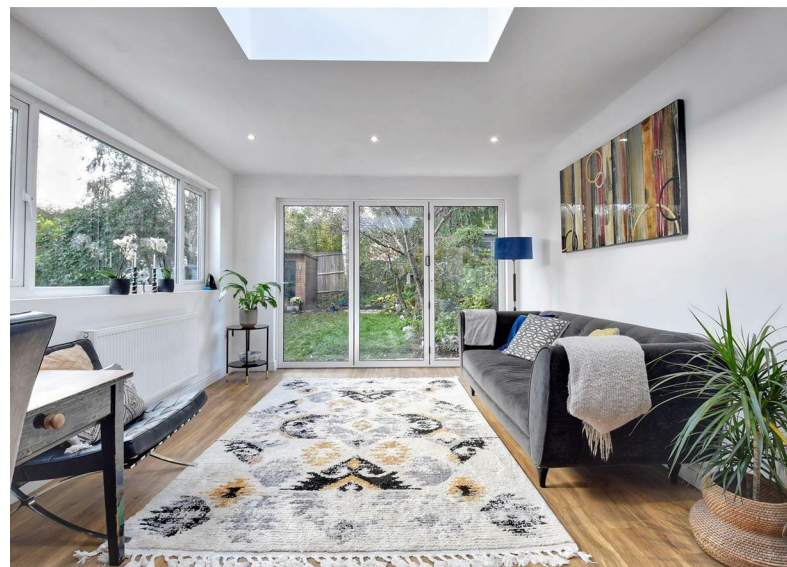
**Maryville Causton Road, Cranbrook, Kent TN17 3ER**  
**Guide Price £700,000 - £725,000**

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Rush Witt & Wilson are pleased to offer the opportunity to acquire this stunning semi-detached family home occupying a highly desirable and tucked away 'lane location' in the heart of Cranbrook.

'Maryville' has been beautifully renovated and extended by the current owners to offer a delightful blend of character features and impressive open-plan modern living with well-proportioned accommodation arranged over two floors comprising of an entrance hallway, shower room, study/bedroom 5, living room, snug and stunning open plan kitchen/dining/family room with bi-fold doors offering direct access to the garden on the ground floor. On the first floor are four bedrooms, the main with en-suite shower room and the family bathroom. Outside the property benefits from a good sized rear garden with large paved patio area and detached home office and driveway parking to the front for a number of cars. Cranbrook School Catchment.

An internal inspection is highly recommended to fully appreciate the fantastic accommodation and location this impressive home has to offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



### **Entrance Hallway**

With part obscured glazed entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator and doors leading to:

### **Living Room**

14'2 x 12'11 (4.32m x 3.94m)

With attractive bay window to the front elevation, feature fireplace with sandstone surround and inset electric fire, radiator and parquet flooring.

### **Study/Home Office**

10'11 x 8'1 (3.33m x 2.46m)

Being double aspect with windows to the front and side elevations, radiator and door through to:

### **Shower Room**

Being 'Jack and Jill' style with doors from the study/home office and the entrance hallway and fitted with a modern white suite comprising low level W.C, wall mounded wash-hand basin, large tiled shower cubicle with sliding door, stainless steel heated towel rail, recessed ceiling spot lights, obscured glazed window to the side elevation and tiled effect vinyl flooring.

### **Snug**

12'0 x 11'11 (3.66m x 3.63m)

With archway through to the dining/family room, multi-panelled glazed door from the entrance hallway, fitted display shelving, radiator with decorative wooden cover and parquet flooring.

### **Kitchen/Breakfast Room**

17'10 x 16'11 (5.44m x 5.16m)

This impressive room benefits from part vaulted ceiling and is open plan through to the dining/family room being extensively fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing oak woodblock work surface with matching splash-backs and inset 1.5 bowel stainless steel sink unit, space and point for range style gas cooker with stainless steel back plate and extractor canopy above, upright unit housing integrated wine cooler, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, central kitchen island with silestone work surface and fitted breakfast bar, wood effect laminate flooring, radiator, recessed ceiling spot lights, windows the side elevation and rear elevations, the latter enjoying a pleasant view down to the garden, cupboard housing

wall mounted Worcester gas fired boiler, fitted cupboard housing pressurised hot water tank, glazed door allowing access through to the garden and archway to:

### **Dining/Family Room**

23'6 x 11'9 (7.16m x 3.58m )

Being double aspect with window to the side elevation and bio-fold doors to the rear allowing access through to the garden, large roof lantern, archway through to the snug, two radiators and wood effect laminate flooring.

### **First Floor**

#### **Landing**

Being part galleried with stairs rising from the entrance hallway, access to loft space and connecting doors to:

#### **Bedroom 1**

14'10 x 8'1 (4.52m x 2.46m)

Being double aspect with window to the side and Velux style window to the rear elevation, access to loft space, radiator and pocket sliding door to:

#### **En-Suite Shower Room**

Fitted with a modern white suite comprising low level W.C, grey gloss vanity unit with inset wash-hand basin and fitted storage beneath, large tiled shower cubicle with sliding door, stainless steel heated towel rail, recessed ceiling spot lights, Velux style window to the front elevation and tiled effect vinyl flooring.

#### **Bedroom 2**

12'11 x 12'0 (3.94m x 3.66m)

With window to the front elevation and radiator.

#### **Bedroom 3**

12'0 x 12'0 (3.66m x 3.66m )

With window to the rear elevation and radiator.

#### **Bedroom 4**

8'2 x 6'11 (2.49m x 2.11m)

With window to the front elevation and radiator.

#### **Family Bathroom**

Fitted with a white suite comprising low level W.C, wash-hand basin with wall mounted taps and tiled splash-back, tiled panelled bath with wall mounted taps and small fitted cupboards to both ends, stainless steel heated towel rail, tiled flooring, recessed ceiling spot lights and Velux style window to the rear elevation.

### **Outside**

#### **Gardens**

An extensive cotswold chippings driveway to the front provides off road parking for a number of cars with a pathway to one side giving access through to:

The good sized and established rear garden benefits from a westerly aspect and offers a large paved patio area being accessed from the kitchen and dining/family room offers a perfect space for outside dining and entertaining, this leads to a level area of lawn being interspersed with a selection of trees and bordered with a range of beds planted with a mixture of shrubs and seasonal flowers, a stepping stone pathway leads to the end of the garden were there is a small stream and also gives access to a timber garden store and the detached home office/studio.

#### **Detached Home Office/Studio**

14'0 x 7'2 (4.27m x 2.18m)

Cedar clad fully insulated detached home office/studio with glazed double doors and windows to the front elevation, recessed ceiling spot lights and power connected.

#### **Agent Note**

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 also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. None of the services or appliances mentioned in these sale particulars have been tested.

Council Tax Band: D



GROUND FLOOR

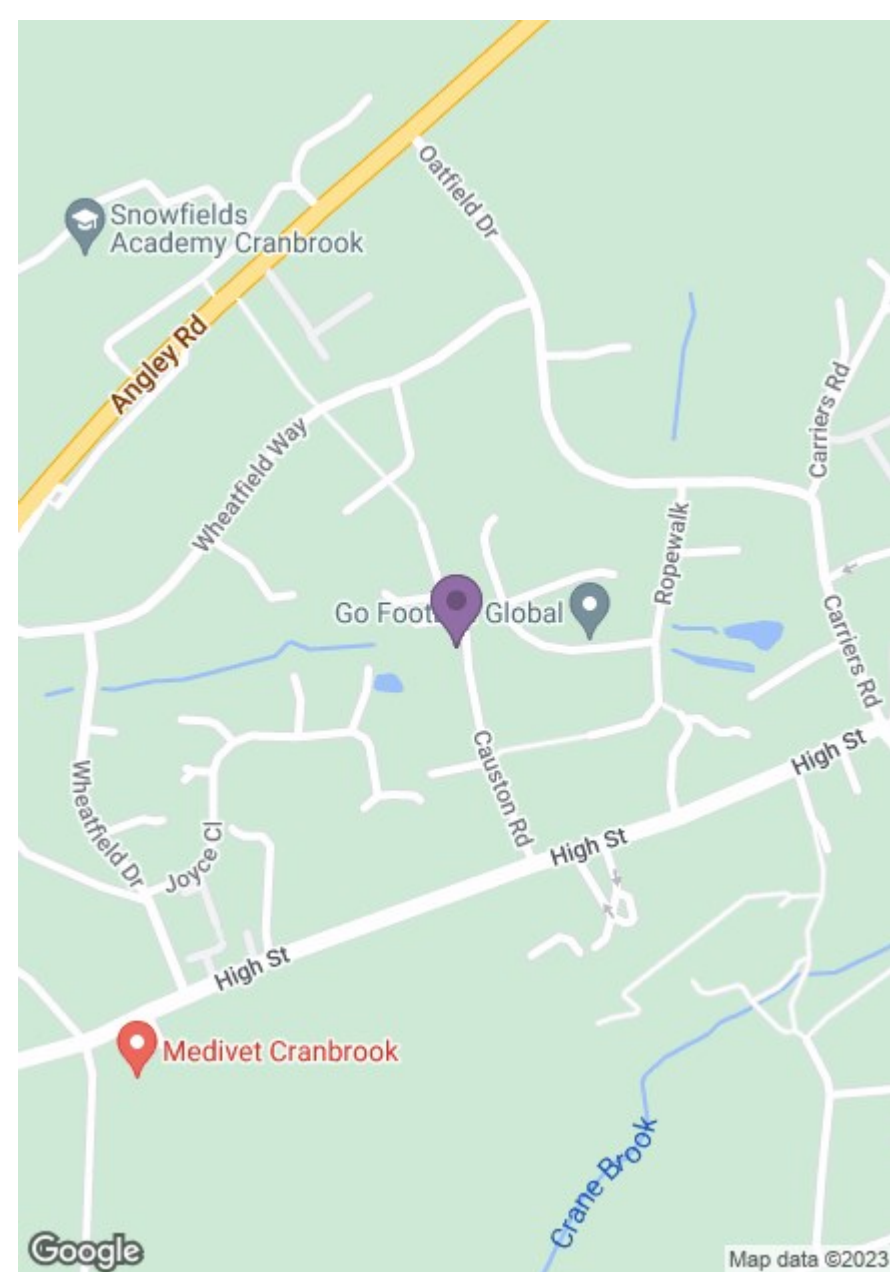
1ST FLOOR



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		72	81
	EU Directive 2002/91/EC		

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



**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**94 High Street  
Tenterden  
Kent  
TN30 6JB  
Tel: 01580 762927  
tenterden@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**