

**RUSH
WITT &
WILSON**



**Hunter Cottage, Parkfield Crescent Standen Street, Iden Green, Kent TN17 4HR
Offers In The Region Of £695,000**

Rush Witt & Wilson are delighted to offer this beautifully presented detached single storey cottage sitting in generous gardens of approximately 0.22 of an acre (tbv) and occupying an 'idyllic' lane location on the outskirts of the highly sought after rural hamlet of Iden Green.

Having been extensively updated through-out by the current owners the well-proportioned accommodation comprises of an impressive kitchen/dining room, living room with log burning stove, cloakroom, study area, four double bedrooms and family bathroom.

Outside the cottage benefits from a gated gravelled driveway providing off road parking for several cars, a detached double garage with adjoining carport to one side, detached timber garden store and well-stocked gardens to rear overlooking open countryside to one side. Cranbrook School Catchment.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this cottages fantastic accommodation, impressive gardens and sought after rural setting. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Living Room

17'8 max x 14'11 (5.38m max x 4.55m)

With oak entrance door to the side elevation, range of windows to the rear overlooking the garden, exposed brick fireplace with inset log burning stove, radiator and glazed oak double doors opening to:

Study Area

11'2 x 5'3 (3.40m x 1.60m)

With window to the side elevation and connecting door leading to:

Bedroom 4

10'6 x 9'0 (3.20m x 2.74m)

Being double aspect with window to the rear elevation overlooking the garden and patio doors to the side opening to a pave seating area, radiator.

Kitchen/Dining Room

18'5 max x 18'2 max (5.61m max x 5.54m max)

Fitted with a range of sage green shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing wood-effect work surface with tiled splash backs and inset stainless steel sink/drain unit, inset five burner gas hob with integrated oven beneath and stainless steel extractor canopy above, integrated fridge/freezer, space and point for dishwasher, space and plumbing for washing machine, space and point for tumble dryer, stone tiled flooring with under floor heating, radiator, range of windows to the front and stable door to the side elevation. Part glazed door leading to:

Inner Hallway

With access to loft space and connecting doors leading to:

Bedroom 1

14'5 x 9'8 (4.39m x 2.95m)

Being double aspect with windows to the front and side elevations, radiator.

Bedroom 2

11'9 x 11'0 (3.58m x 3.35m)

With feature corner window, range of fitted wardrobes and radiator.

Bathroom

Fitted with a white suite comprising low level W,C, wooden vanity unit with inset wash-hand basin and storage beneath, panelled bath with mixer tap and shower over, part tiled walls, stainless steel heated towel rail and obscured glazed window to the front elevation.

Bedroom 3

11'2 x 8'11 (3.40m x 2.72m)

With window to the side elevation and radiator,

Cloakroom

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back, stainless steel heated towel rail, tiled flooring and window to the front elevation.

Outside

Gardens

To the front double five bar gates with a single pedestrian gate open to an extensive gravelled driveway providing off road parking for a number of cars and access to the detached double garage. To the front boundary is well maintained hedging with a selection of mature shrubs. To one side is an attached timber garden store with adjoining log store to the rear.

The good sized rear garden benefits from a south westerly aspect with a paved patio abutting the the rear of the cottage offering a private space and outside dining and entertaining, this leads to a large area of level lawn with two small ponds and being interspersed with a selection of shrubs and bordered with a range of well stocked beds planted with a mixture of shrubs, roses and seasonal flowers.

Detached Double Garage

17'11 x 15'3 (5.46m x 4.65m)

With up and over door to the front, window to the side elevation, light and power connected. To the side is an adjoining single car port.

Detached Garden Store

13'10 x 7'5 (4.22m x 2.26m)

Recently constructed timber garden store with double doors to the front and window to the side elevation.

Agent Note

* Please Note there is a public footpath running down the left hand boundary which we are advised is owned by the cottage *

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: E



GROUND FLOOR

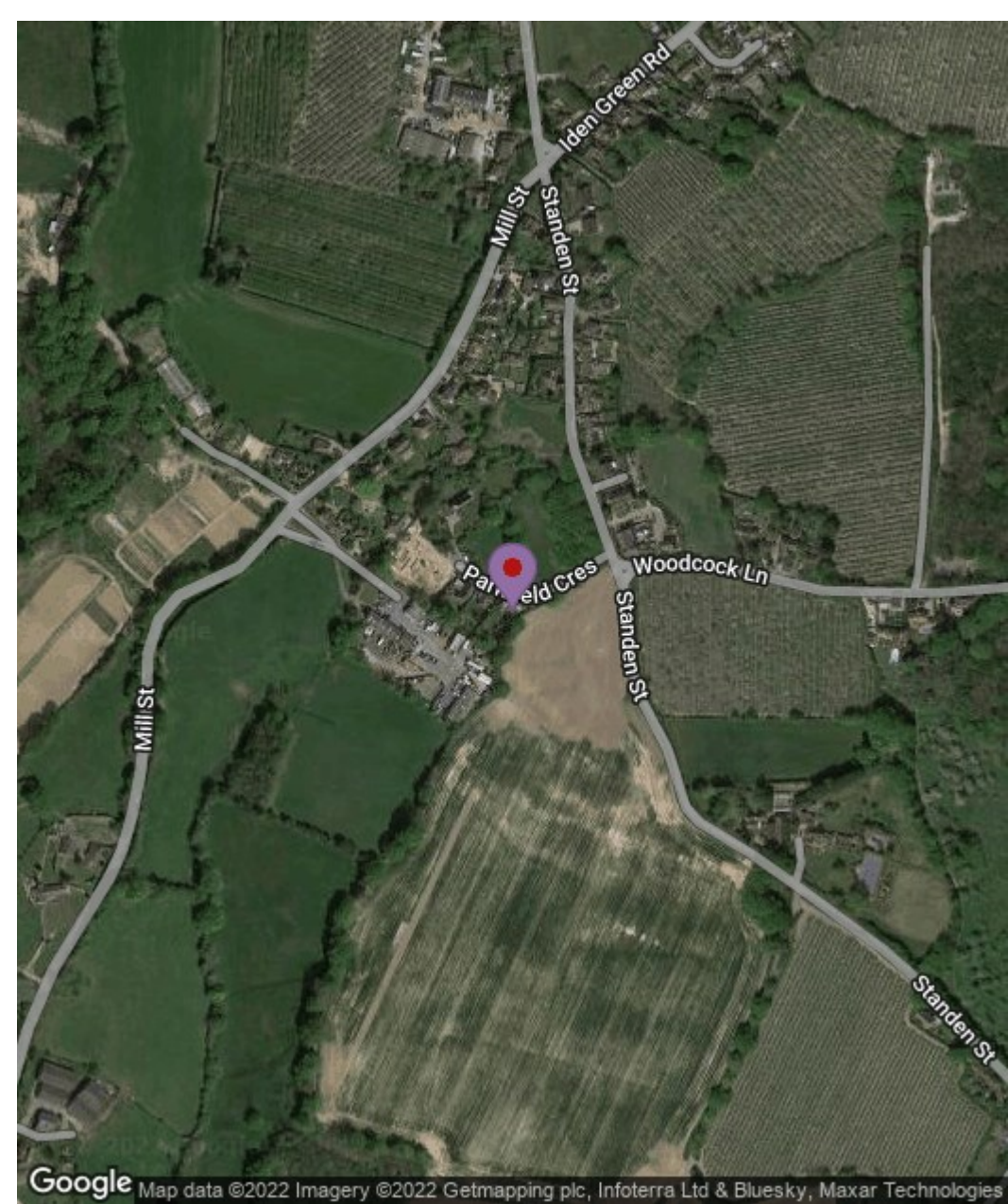
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(91-95) A	
(81-90) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(19-34) E	
(11-18) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1159sq.ft. (107.7 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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