

**RUSH
WITT &
WILSON**



**Orchard Cottage, Catts Hill, Stone, Tenterden, Kent TN30 7JR
Offers In The Region Of £325,000 Freehold**

Rush Witt & Wilson are pleased to offer this attractive detached single storey cottage located in the highly sought after rural hamlet of Stone, being within easy access of both Tenterden and Rye.

The accommodation offers scope to enhance/modernise through-out and comprises of an entrance hallway, kitchen/dining room, living room, snug/study, double bedroom and bathroom. Outside the property benefits from a driveway to the front and established gardens to the side/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 01580 762927.

Kitchen/Dining Room

22'8 max x 11'3 (6.91m max x 3.43m)
Fitted with a range of traditional style cupboard and drawer base units with complimenting worktop surfaces, inset sink drainer unit, space for electric oven, freestanding Rayburn cooker, cupboard housing insulated hot water tank, space and plumbing for washing machine, quarry tiled flooring, range of fitted storage cupboards, wall mounted electric panel heater, windows to both side elevations, door allowing access to the garden, Velux style window, door through to:

Living Room

10'7 x 11'6 (3.23m x 3.51m)
Double aspect with windows to both side elevations, feature fireplace with inset electric fire, electric storage heater, door through to:

Study/Snug

10'2 x 11'4 (3.10m x 3.45m)
Window to the side elevation, range of fitted storage cupboards, electric storage heater, door through to:

Hallway

5'9 x 3'7 (1.75m x 1.09m)
Part glazed entrance door to the side elevation, tile effect flooring, doors off to the following:

Bathroom

5'0 x 7'3 (1.52m x 2.21m)
Fitted with a white suite comprising low level wc, floor standing vanity unit with inset wash hand basin and fitted cupboard beneath, wood panelled bath with hand held shower attachment, part tiled walls, stainless steel heated towel rail, tile effect flooring, roof light/small Velux style window to the side elevation.

Bedroom

16'5 x 10'2 (5.00m x 3.10m)
Window to the side elevation, access to loft space, electric storage heater, range of fitted wardrobes.

Outside

Front Garden

Small driveway providing off road parking for one car, gated access leading through to:

Side/Rear Garden

Established side/rear gardens are predominantly laid to lawn being bordered with a mixture of well stocked beds planted with a range of fruit trees, mature shrubs and an array of seasonal flowers and roses. There is a paved patio area offering space for outside dining/entertaining and two timber gardens store to the end of the garden.

Agents Note

Council Tax Band - C

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.

Important Notice:

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).

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.

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.

4. VAT: The VAT position relating to the property may change without notice.

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>



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			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		22	
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	

