

**RUSH  
WITT &  
WILSON**



**1 Little Mannerings , Biddenden, Kent TN27 8DJ  
Offers In Excess Of £675,000**

**Rush Witt & Wilson are pleased to offer the opportunity to acquire this most charming (un-listed) semi-detached cottage located on the outskirts on Biddenden, being within easy access of both Tenterden and Cranbrook.**

**'1 Little Mannerings' has been beautifully renovated and extended by the current owners to offer well-proportioned accommodation arranged over two floors comprising a stunning kitchen/dining room with direct access to the garden, living room with impressive inglenook fireplace, snug/home office, large utility room and cloakroom on the ground floor. On the first floor are four bedrooms, the main with en-suite facilities and the family bathroom. Outside the property benefits from a good sized rear garden with large paved patio area and driveway parking to the side for two cars.**

**An internal inspection is highly recommended on this charming cottage. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.**



## Living Room

18'6 x 12'5 (5.64m x 3.78m)

With two windows and entrance door to the front elevation, exposed timbers and beams, radiator, small fitted storage cupboard and impressive inglenook fireplace with inset wood burning stove.

## Kitchen/Dining Room

19'5 x 14'0 (5.92m x 4.27m)

This stunning open plan space is fitted with a range of bespoke 'shaker style' cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with matching splash-backs, breakfast bar, space and point for rangermaster style cooker with extractor canopy above, upright larder style cupboard, granite work-surface with inset butler sink, space and point for free standing fridge/freezer, generous space for table & chairs, radiator, tiled flooring, undercabinet storage cupboard, radiator, range of windows to the side and rear elevations with double doors and further personal door giving access to the garden.

Solid oak door connecting to:

## Utility Room

12'3 x 10'9 (3.73m x 3.28m)

Fitted with a range of cupboard base units, woodblock work surface with matching splash-back and inset butler sink, space and plumbing for washing machine, space and point for tumble dryer, fitted storage cupboard, tiled flooring, window to the side elevation, solid oak connecting door to the snug and double doors allowing access to the garden.

Solid oak door to:

## Cloakroom

White suite comprising of a low level W.C, pedestal wash-hand basin with tiled splash-back, radiator and tiled flooring.

## Snug

12'6 x 9'11 (3.81m x 3.02m)

Being double aspect with windows to the front and side

elevations, solid wood flooring and radiator. This versatile room is currently used as home office/study but could also provide an extra reception space and even an additional bedroom.

## First Floor

### Landing

With stairs rising from the kitchen/dining room, access to loft space and oak latch doors leading to:

### Bedroom 1

14'8 max x 13'3 (4.47m max x 4.04m)

With window to the rear elevation overlook the garden, two double fitted wardrobes, radiator and oak latch door connecting to:

### En-Suite Bathroom

White suite comprising roll top bath with mixer tap and hand held shower attachment, wash hand basin with chrome wash stand and glass shelve, low level WC, heated towel rail/radiator fitment, corner shower cubicle with sliding door and rain fall ceiling shower head, recessed ceiling spot lights, solid wooden flooring and window to front elevation.

### Bedroom 2

12'5 max x 10'11 (3.78m max x 3.33m)

With window to the front elevation, small fitted storage cupboard and radiator.

### Bedroom 3

10'2 x 9'4 (3.10m x 2.84m)

With window to the rear elevation, range of fitted wardrobes and radiator.

### Bedroom 4

9'5 x 9'1 (2.87m x 2.77m)

With window to the front elevation and radiator.

### Bathroom

White suite comprising of a roll top bath with mixer tap and hand held shower attachment, pedestal wash hand basin, low level WC, heated towel rail, corner shower cubicle with sliding door and rail fall ceiling fixed shower head, solid

wooden flooring, recessed ceiling spot lights, half panelled walls with shelf over and window to the rear elevation.

## Outside

### Garden

To the front a five bar gate opens to an area of lawn being bordered with a range of mature shrubs, well maintained hedging to the front boundary and oil tank. To the side of the property is an area of hard-standing providing off road parking for two cars, floor standing oil fired boiler and gated access leading to:

The established rear gardens offers a generous paved patio area accessed from the kitchen/dining room and utility room which offers the perfect space for outside dining and entertaining, this leads to good sized level area of lawn being interspersed with a selection of mature shrubs and to the end of the garden a timber garden store.

### 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.



GROUND FLOOR



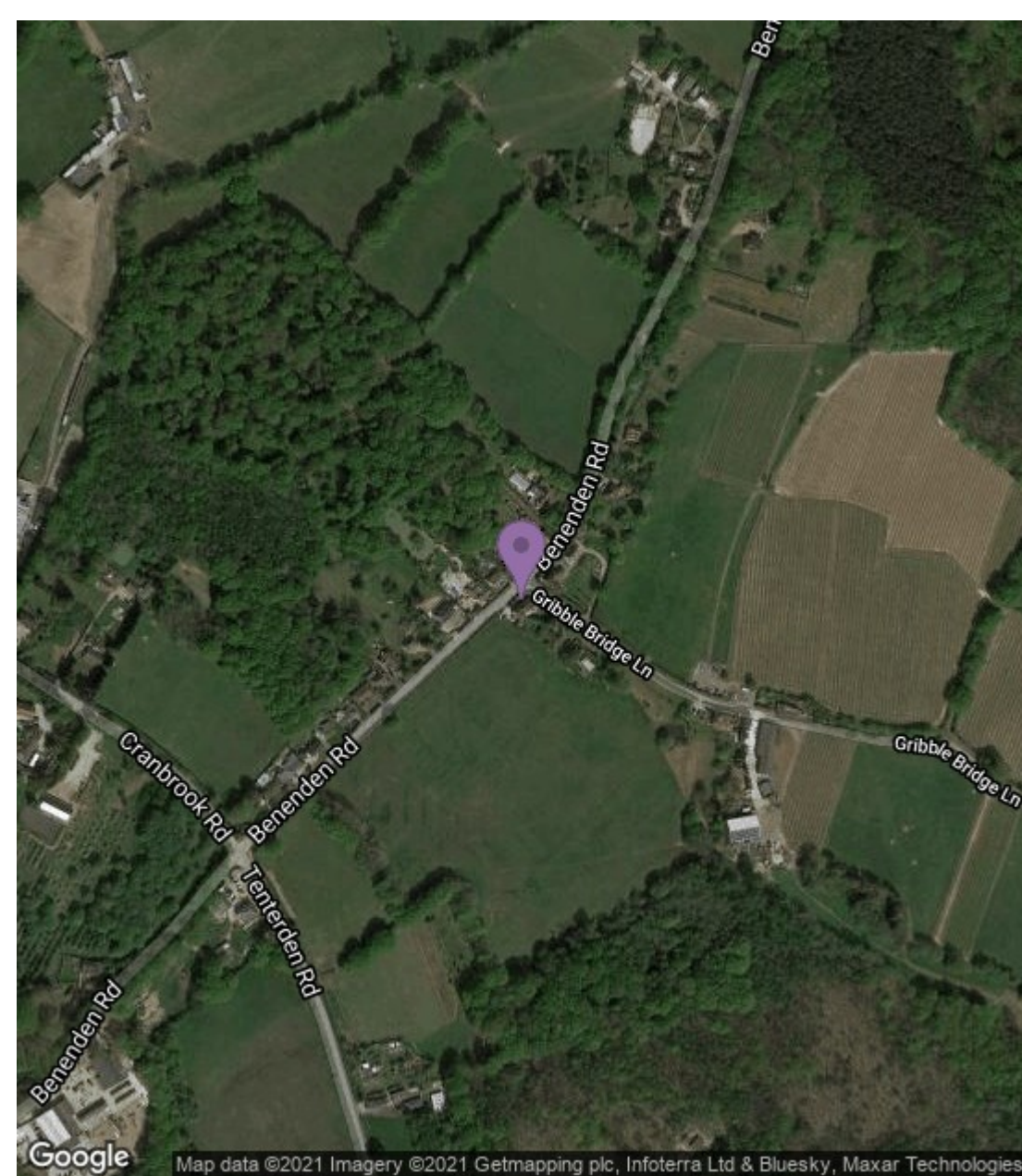
1ST FLOOR



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>		
		<b>88</b>
	<b>58</b>	
Not energy efficient - higher running costs		
England & Wales		
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>		
		<b>79</b>
	<b>49</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



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