

The Courtyard Angley Road, Cranbrook, Kent TN17 3LR
Guide Price £750,000 - £775,000

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Rush Witt & Wilson are pleased to offer the opportunity to acquire this well proportioned detached chalet style home located on the outskirts of the sought after village of Cranbrook.

The well-proportioned and extremely versatile accommodation offers scope to enhance and is arranged over two floors comprising of a generous entrance hallway which gives access to an independent double bedroom with en-suite shower room, inner hallway, kitchen/breakfast room with adjoining conservatory, utility room, dining room, living room, two bedrooms and bathroom on the ground floor. To the first floor are two bedrooms and the family bathroom.

Outside the property benefits from established 'wrap around' garden, a generous gated driveway and a an attached double garage. Cranbrook School Catchment.

'The Courtyard' will undoubtedly appeal to a variety of buyers to include those seeking large family accommodation, the opportunity to create an annex or self-contained work from home facilities subject to any necessary consents being obtained and an internal inspection is highly recommended to truly appreciate the great accommodation on offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.







Reception Hallway
13'2 x 6'7 (4.01m x 2.01m)
Pitched glazed roof and part decorative glazed entrance door to the front elevation, tiled flooring, radiator and part glazed doors leading to:

Bedroom
16'2 x 11'6 (4.93m x 3.51m)
Double aspect with windows to the side and rear elevations, range of fitted storage cupboards with wash hand basin and tiled splashback, two radiators, door leading to:

En-Suite Shower Room
Fitted with a coloured suite comprising low level wc, wall mounted wash hand basin with tiled splashback, shower cubicle with folding door.

Inner Hallway
Stairs rising to the first floor, parquet flooring, fitted coat cupboard, radiator and doors leading to:

Kitchen/Breakfast Room
21'2 x 9'2 (6.45m x 2.79m)
Fitted with a range of wooden traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting worksurface with tiled splashback and inset one and a half bowl stainless steel sink drainer unit, inset five burner gas hob with extractor canopy above, upright unit housing integrated double oven, integrated dishwasher, space and point for free standing fridge/freezer, fitted breakfast bar, space for table and chairs, two radiators, tiled flooring, two windows to the side elevation, door to the utility room, glazed double doors opening through to:

Conservatory
11'3 x 10'2 (3.43m x 3.10m)
Fully double glazed with a range of windows, tiled flooring, radiator, glazed double doors to the side elevation allowing access onto the garden.

Utility Room
8'7 x 7' (2.62m x 2.13m)
Accessed via doors off of the kitchen/breakfast room and reception hallway, fitted base cupboard units with range of wall mounted matching cupboards, wood effect work surface, stainless steel sink drainer unit, space and plumbing for washing machine, floor standing gas fired boiler, part glazed door to the side elevation allowing access through to the garden.

Dining Room
11'5 x 10'8 (3.48m x 3.25m)
Window to the rear elevation overlooking the garden, radiator, connecting door to:

Living Room
18'8 x 14'9 (5.69m x 4.50m)
Double aspect with window to the side and glazed patio doors to the rear elevation allowing access through to the garden, exposed brick feature fireplace with inset gas fire, radiator.

Bedroom One
14'9 x 11'8 (4.50m x 3.56m)
Large picture window to the side elevation, range of fitted wardrobes, radiator.

Bedroom Three
11'1 x 8'9 (3.38m x 2.67m)
Window to the front elevation, fitted wardrobe, radiator.

Bathroom
Fitted with a white suite comprising fitted vanity unit with low level wc., inset wash hand basin and range of storage, panelled bath with shower over and fitted folding screen, part tiled walls, stone tile flooring, radiator, obscure glazed window to the side elevation.

First Floor

Landing
Stairs rising from the inner hallway, window to the front elevation, access to loft space, fitted airing cupboard housing insulated hot water tank, low level fitted storage cupboard, doors off to the following:

Bedroom Two
14' x 11'3 (4.27m x 3.43m)
Window to the rear elevation, fitted wardrobes, access to eaves storage, radiator.

Bedroom Four
15'9 x 7'9 (4.80m x 2.36m)
Two windows to the side elevation, fitted wardrobe, access to eaves storage, radiator.

Bathroom
Fitted with a white suite comprising low level wc, floor standing white gloss vanity unit with inset wash hand basin and fitted cupboard beneath, panelled bath with shower over and fitted folded screen, stainless steel heated towel rail, part tiled walls, tiled flooring, obscure glazed window to the front elevation.

Outside

Gardens
Private driveway leads up to a five bar gate which opens to a generous gravelled driveway providing off road parking, turning space and access to the attached double garage. The property occupies a generous plot being surrounded by established and mature hedgerow and trees offering a good deal of privacy, the well stocked and established gardens are a particular feature of the courtyard and the property sits centrally in a good sized plot being bordered with well stocked boundary hedgerow and mature trees offering a good deal of privacy throughout. The lawned gardens extending down one side into the rear are bordered with a range of well stocked beds, planted with a mixture of shrubs and seasonal flowers, a generous paved patio area abuts the rear of the property offering a perfect space for outside dining and entertaining.

Agents Note
Council Tax Band - G

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.

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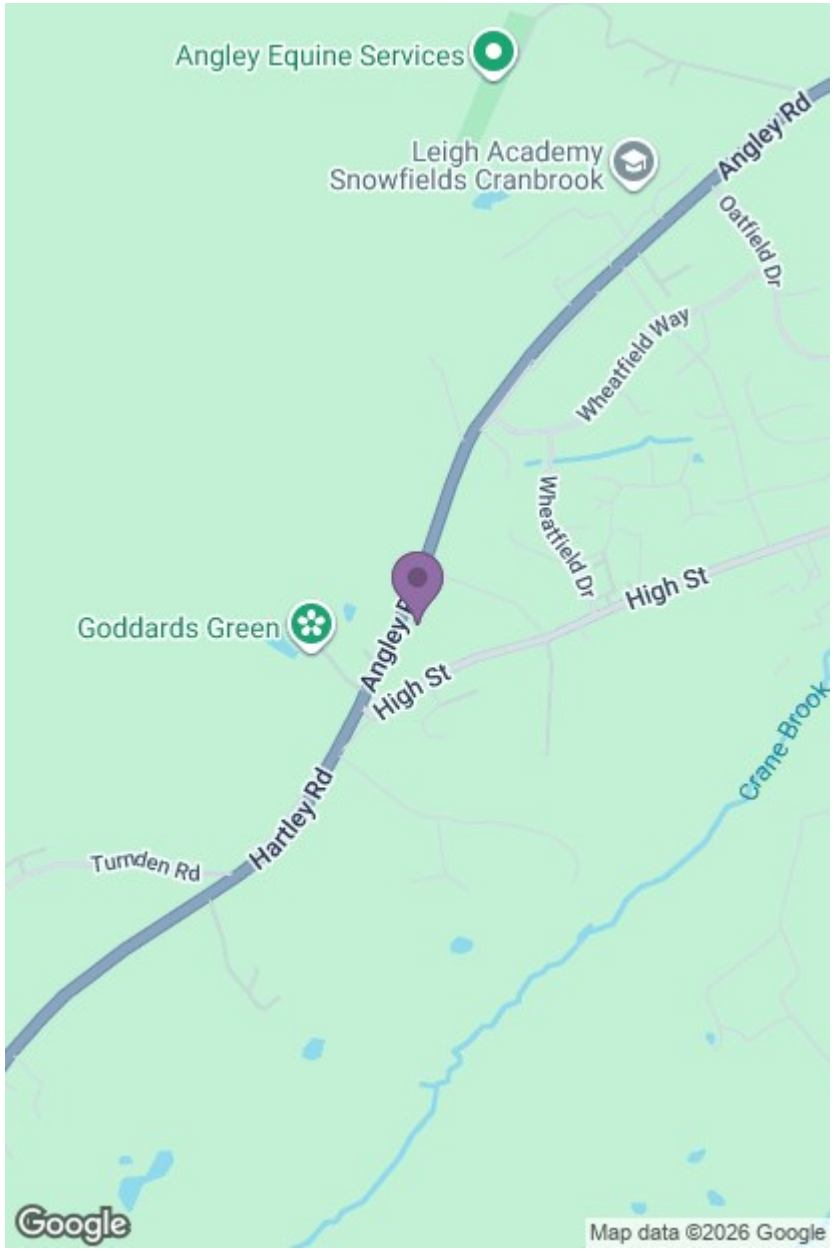
TOTAL FLOOR AREA : 2376sq.ft. (220.7 sq.m.) approx.

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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