

**RUSH  
WITT &  
WILSON**



**6 Oxney Cottages , Stone, Tenterden, Kent TN30 7JL  
Offers In The Region Of £385,000**

**Rush Witt & Wilson are pleased to offer this extended semi-detached family home located in the highly sought after rural hamlet of Stone, enjoying impressive views over adjoining farmland to the rear and the cricket field to the front.**

**The accommodation offers scope to enhance and is arranged over two floors comprises of an entrance hallway, living room with feature fireplace and adjoining sun room, kitchen/dining room, utility room and cloakroom on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property offers gardens to the front and rear, the latter being of a good size with off road parking and backs through to and enjoying delightful views over adjoining fields. Offered to the market CHAIN FREE.**

**An internal inspection is highly recommended. For further information and to arrange a viewing please call our TENTERDEN branch on 01580 762927**



### **Entrance Hallway**

With obscured glazed entrance door to the front elevation, stairs rising to the first floor, radiator and doors to:

### **Living Room**

16'1 x 12'0 max (4.90m x 3.66m max)

With window to the front elevation, feature fireplace, low level fitted cupboard with display shelving above, two radiators, exposed floorboard and part glazed double doors opening through to:

### **Sun Room**

9'11 x 8'8 (3.02m x 2.64m)

With windows to the rear elevation, tiled flooring and glazed double doors allowing access through to the garden.

### **Kitchen/Dining Room**

16'1 max x 8'9 (4.90m max x 2.67m )

Fitted with a range of wooden shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface and tiled splash-backs and inset stainless steel sink/drainage unit, space and point for electric oven with stainless steel back plate and extractor canopy above, space and plumbing of washing machine, large walk-in storage cupboard with space and point for free standing fridge/freezer, windows to the front and side elevations, radiator, space for table and chairs and multi panelled glazed door to:

### **Utility Room**

11'6 max x 8'6 (3.51m max x 2.59m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complementing work surface and tiled splash-backs and inset stainless steel sink/drainage unit, window to the rear elevation, radiator, tiled flooring, stable door to the side elevation allowing access to the garden, further door to:

### **Cloakroom**

Fitted with a white W.C with high level flush.

### **First Floor**

### **Landing**

With stairs rising from the entrance hallway, access to loft space and doors to:

### **Bedroom 1**

16'0 x 8'11 (4.88m x 2.72m)

Being double aspect with window to the side and front elevations, the latter enjoying views across the village cricket field, fitted wardrobe and radiator.

### **Bedroom 2**

12'11 x 7'11 (3.94m x 2.41m)

With window to the front elevation enjoying views across the village cricket field, fitted airing cupboard housing insulated hot water tank, feature fireplace and radiator.

### **Bedroom 3**

8'11 x 7'11 (2.72m x 2.41m)

With window to the rear elevation enjoying views over the garden and adjoining farmland beyond, radiator.

### **Family Bathroom**

11'6 x 8'8 (3.51m x 2.64m)

Fitted with a white suite comprising low level W.C. wash-hand basin, panelled bath with mixer tap and hand held shower attachment, wall mounted shower, fully tiled walls and flooring, radiator stainless steel heated towel rail and window to the rear elevation enjoying views over the garden and adjoining farmland beyond.

### **Outside**

#### **Gardens**

To the front is an area of garden enclosed with mixture of well maintained hedging, a pathway boarded with areas of lawn on both sides proceeds to the front door/side access where there is a generous timber garden store.

The rear garden is of a good size and predominantly laid to lawn with a paved patio area abutting the rear of the property offering space for outside dining and entertaining, accessed from the rear is an area of hard standing providing off road parking and access to a timber constructed car port with adjoining store room.

### **Agent Note**

Council Tax Band: C

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.



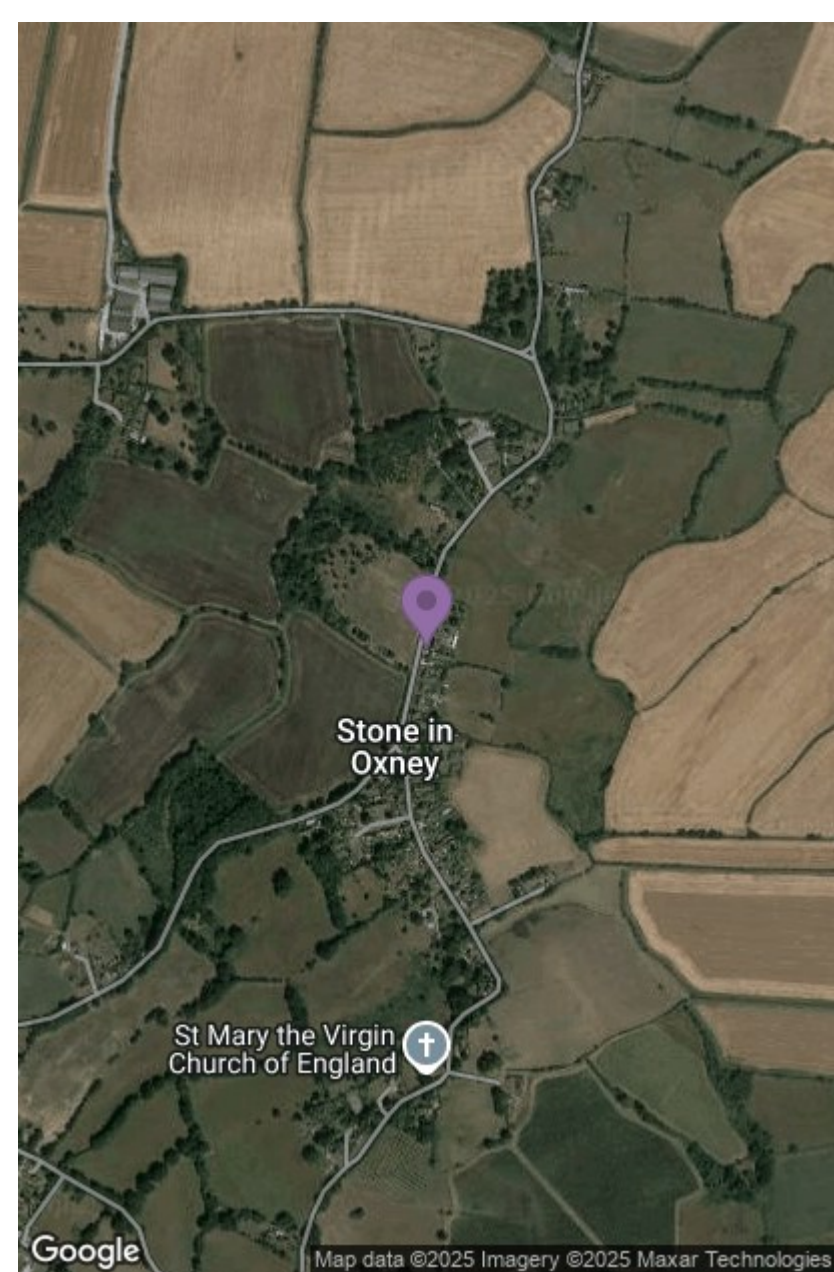
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(13-28) F			
(1-12) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(29-54) E			
(13-28) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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