

**RUSH
WITT &
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**Tumbledown Cottage, Chapel Lane, Iden Green, Kent TN17 4HQ
Offers In Excess Of £650,000**

Rush Witt & Wilson are pleased to offer this most attractive (un-listed) detached cottage occupying a truly idyllic lane setting in the sought after rural hamlet of Iden Green. 'Tumbledown Cottage' is steeped in character and charm with exposed joinery and beams throughout, latched doors, exposed brickwork and floorboards. The accommodation is arranged over two floors and comprises of an entrance hallway, cloakroom, reception hall with vaulted ceiling, dining room with Jotul gas stove, kitchen, utility room, living room with inglenook fire place and a study on the ground floor. On the first floor are three bedrooms, the main with an en-suite bathroom and family shower room. Outside the cottage offers extensive off road parking and good sized established gardens to the rear with a beautiful rose garden and private decked terrace. Further benefits include oil fired central heating system, double glazed casement windows through out and permitted planning permission for two storey extension supplying further first floor bedroom, bathroom and new kitchen (APPLICATION REFERENCE: 18/03264/FULL). This property also falls within the Cranbrook School Catchment Area. The vendor's sole agents would advise early inspection to fully appreciate the merits of this delightful cottage and its fantastic rural setting. For further information and to arrange a viewing please call our Tenterden office.



Entrance Hallway

With entrance door to the front elevation, exposed floor boards and exposed joinery, fitted cupboard housing oil fired central heating boiler, double radiator, fitted storage/coat cupboard and connecting door to:

Cloakroom

White suite comprising low level W.C and wall mounted wash hand basin with tiled splash backs.

Reception Hall

12'4 x 11'3 (3.76m x 3.43m)

Exposed floor boards, exposed joinery and beams, window to rear elevation and door allowing access to the garden, double radiator, range of built in cupboards with shelf, vaulted ceiling and exposed brick joinery.

Dining Room

15' x 12'3 (4.57m x 3.73m)

Windows to side and rear elevations, double radiator, tiled floors, free-standing Jotul gas stove and double doors allowing access to the decked terrace/garden.

Kitchen

10'7 x 7'5 (3.23m x 2.26m)

Fitted with a range of bespoke cupboard and drawer base units with matching wall mounted cupboards, complementing woodblock work surface with matching splash-back and inset twin bowl enameled sink unit and mixer tap, inset five burner gas hob with two integrated ovens beneath and extractor canopy above, tiled flooring, built-in fridge/freezer, plumbing for dishwasher and windows to front and side elevation.

Utility Room

Fitted with a range of cupboard base units with matching wall mounted cupboards, complementing work surface inset single drainer sink unit with mixer tap, space and plumbing for washing machine, tiled flooring, door and window to front elevation.

Study

11'6 x 8'5 (3.51m x 2.57m)

Being double aspect with windows to rear and side elevations, double radiator, exposed joinery and beams.

Living Room

14'7 x 12'6 (4.45m x 3.81m)

Being double aspect with windows to front and side elevations, impressive inglenook fireplace with oak bressumer and inset wood-burning stove, double radiator, exposed beams and stairs rising to the first floor.

First Floor

Galleried First Floor Landing

Exposed joinery and beams, over head loft storage, stunning oak balcony overlooking reception Hall, built-in airing cupboard.

Bedroom One

16'3 x 14'5 (4.95m x 4.39m)

Dual aspect with window to rear and side elevations, double radiator, built-in wardrobe cupboards.

En-Suite Bathroom

Paneled bath with chrome controls and fixed shower head, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, double radiator, window to side, built-in storage cupboard, travertine wall tiling.

Bedroom Two

11'8 x 11'5 (3.56m x 3.48m)

Windows to front and side elevations, double radiator, built-in wardrobe cupboard, exposed joinery.

Bedroom Three

11'2 x 8'5 (3.40m x 2.57m)

Windows to front and side elevation, double radiator, exposed joinery and beams.

Shower Room

Walk-in shower with chrome controls and shower head, wc with low level flush, built-in storage cupboard, single radiator, window to side elevation, inset wash hand basin with tiled splash backs, vanity unit beneath.

Outside

Gardens

To the front an gravelled driveway provided off road parking for at least three cars being bordered on both sides by a selection of beds planted with a mixture of mature shrubs/trees, a pathway to the side leads to a delightful decked area enjoying an southerly aspect being accessed from the dining room providing a private space and outside dining and entertaining, this leads to a generous area of level lawn to the rear being interspersed with a selection of trees and giving access to beautiful rose gardens abutting the rear of the cottage which offer a selection of gravelled pathways bordered with box hedging and planted with a range of mature roses and variety of flowering shrubs and seasonal flowers. There is also a large timber framed potting shed and further gateway leading back to Chapel Lane.

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

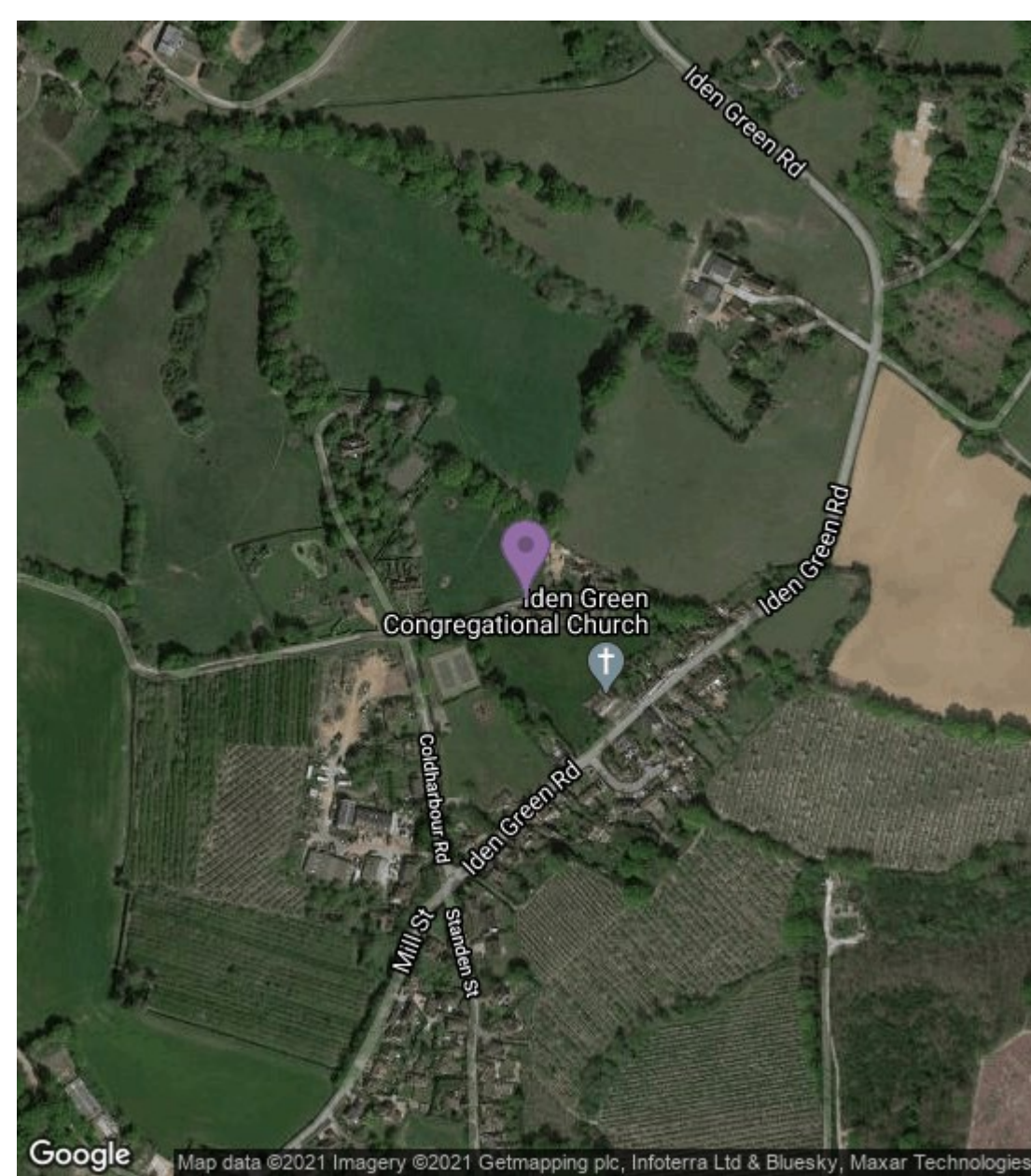


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	81
(81-91) 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	
(92 plus) A	74
(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	



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**