

**RUSH  
WITT &  
WILSON**

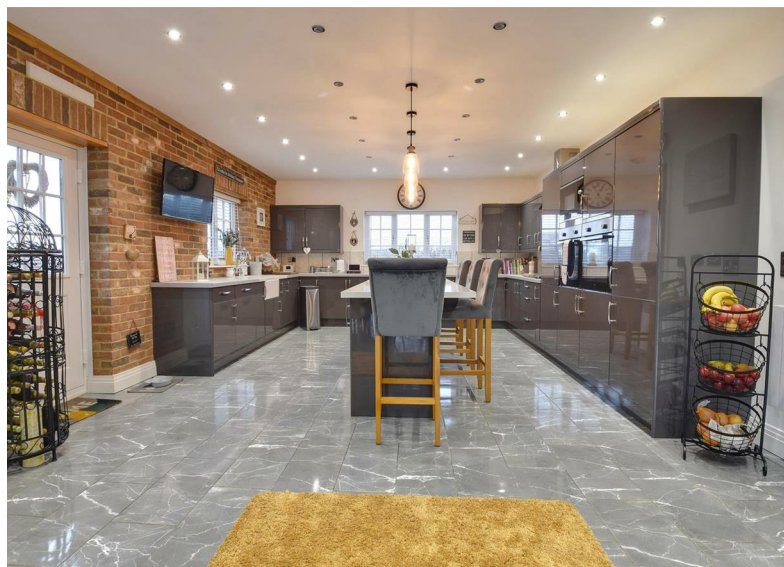


**The Lodge Brissenden Court, Bethersden, Kent TN26 3BE  
Offers In Excess Of £795,000**

**Rush Witt & Wilson are pleased to offer this simply stunning recently constructed detached chalet style home occupying a delightful semi-rural location between Bethersden and Ashford.**

**The extremely well-presented and generously proportioned accommodation is arranged over two floors and comprises of an entrance hallway with vaulted ceiling, cloakroom, double bedroom with en-suite shower room and impressive 37'4 x 37'1 'L Shaped' open plan Kitchen/Living/Dining room with two sets of bi-fold doors giving direct access to the garden. On the first floor is the family bathroom and three bedrooms all benefiting from fitted wardrobes and the main with an en-suite shower room. Outside the property benefits from off road parking for several vehicles, an attached single garage and landscaped gardens to the side and rear.**

**An internal inspection of this deceptively spacious home is highly recommended to fully appreciate the fantastic accommodation on offer. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.**



### **Entrance Hallway**

11'8 x 9'8 (3.56m x 2.95m)

With solid oak entrance door and side windows to the front elevation, full height vaulted ceiling with Velux style window and roof lantern, two wall mounted electric radiators, tiled flooring, stairs rising to the first floor with glass balustrade, solid oak doors leading to:

### **Cloakroom**

Fitted with a modern suite comprising low level W.C, grey gloss vanity unit with inset wash-hand basin and storage beneath, fully tiled walls and flooring.

### **Bedroom 2**

15'4 x 11'7 (4.67m x 3.53m)

Being double aspect with window to the front and attractive bay window to the side elevation, wall mounted electric radiator, wood effect laminate flooring and solid oak door to:

### **En-Suite Shower Room**

Fitted with a modern white suite comprising low level W.C, fitted vanity unit with counter top wash-hand basin and range of storage cupboard, large walk-in shower with fitted glass screen, heated towel rail, fully tiled walls and flooring and obscured glazed window to the side elevation.

### **Storage Room**

6'2 x 5'4 (1.88m x 1.63m)

Accessed via bedroom 2 with fitted wardrobe and door leading to useful storage area housing hot water tank and offering space and points for free standing appliances.

### **Open-Plan Kitchen/Living/Dining Room L Shaped Room**

37'4 max x 37'2 max (11.38m max x 11.33m max)

This stunning open plan space has a triple aspect with two sets of bi-fold doors to one side elevation offering direct access to the landscaped gardens, two windows to the rear elevation with personal part glazed door and further window to the side elevation, exposed brick fireplace with inset log burning stove, tiled flooring, three wall mounted radiators, recessed ceiling spot lights, exposed brick feature wall to one side and space for large table and chairs.

The kitchen area is extensively fitted with a range of high gloss grey cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset butler sink and tiled splash backs, integrated four burner electric hob with stainless steel extractor canopy above, upright unit housing two integrated ovens and microwave, integrated full height fridge, integrated dishwasher, central kitchen island with breakfast bar, granite effect worksurface with range of cupboard and drawer base units below and integrated low level fridge and wine cooler. There is also a useful 'utility' cupboard with space and plumbing for washing machine with space and point above for tumble dryer.

### **First Floor**

#### **Landing**

Impressive part galleried landing with glass balustrade, roof lantern above and solid oak doors leading to:

#### **Bedroom 1**

13'8 x 11'11 (4.17m x 3.63m)

Being double aspect with Velux to the rear and window to the side elevation, the latter enjoying an impressive rural outlook, range of fitted wardrobes, wall mounted electric radiator and solid oak door leading to:

#### **En-Suite Shower Room**

Fitted with a modern white suite comprising low level W.C, fitted 'grey gloss' vanity unit with counter top wash-hand basin and range of storage cupboards, large walk-in shower with fitted glass screen, heated towel rail, fully tiled walls and flooring and Velux style window to the rear elevation.

#### **Bedroom 2**

12'6 x 11'0 (3.81m x 3.35m)

Being double aspect with window to the side and Velux to the rear elevation, range of fitted wardrobes.

#### **Bedroom 3**

13'6 x 9'2 (4.11m x 2.79m)

Being double aspect with window to the side and Velux to the rear elevation, wall mounted electric radiator and range of fitted wardrobes.

### **Bathroom**

Fitted with a white suite comprising low level W.C, large fitted 'white gloss' vanity unit with counter top wash-hand basin and range of storage cupboards, free standing roll top bath with mixer tap and hand held shower attachment, heated towel rail, part tiled walls, wooden flooring and window to the side elevation enjoying a rural outlook.

### **Outside**

#### **Attached Single Garage**

Approached over a neighbouring track/lane with up and over door to the front elevation, personal door to the rear opening through the driveway, light and power connected.

#### **Gardens**

Double metal gates open to a large gravelled driveway providing ample off road parking for several vehicles being bordered with railway sleeper raised beds planted with a mixture of shrubs, there is a personal door to the rear of the attached single garage. Gated side access leads to:

Having been beautifully landscaped by the current owners the rear/side gardens offers a generous paved patio abutting the side and rear elevations of the property leading to a level area of lawn being bordered with a range of railway sleeper raised beds planted with a fixture of shrubs and seasonal plants, there is a timber garden store with pergola covered decked terrace to the front and a further decked terrace to the rear corner, both offering a perfect spot for outside dining and entertaining.

#### **Agent Note**

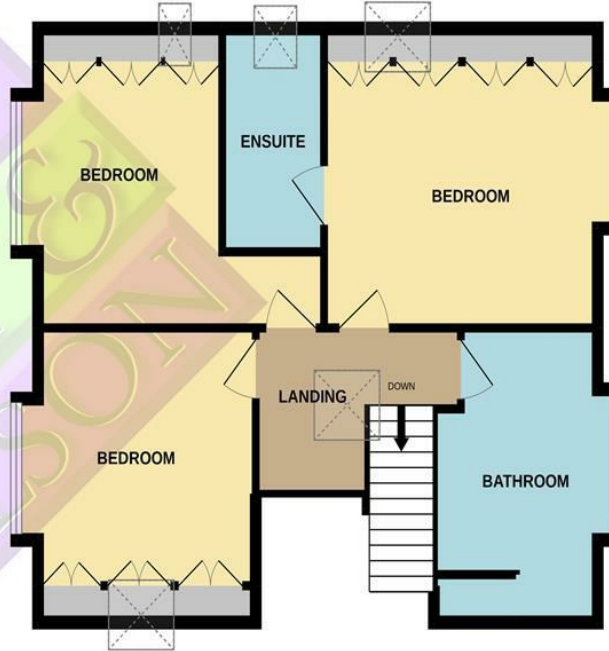
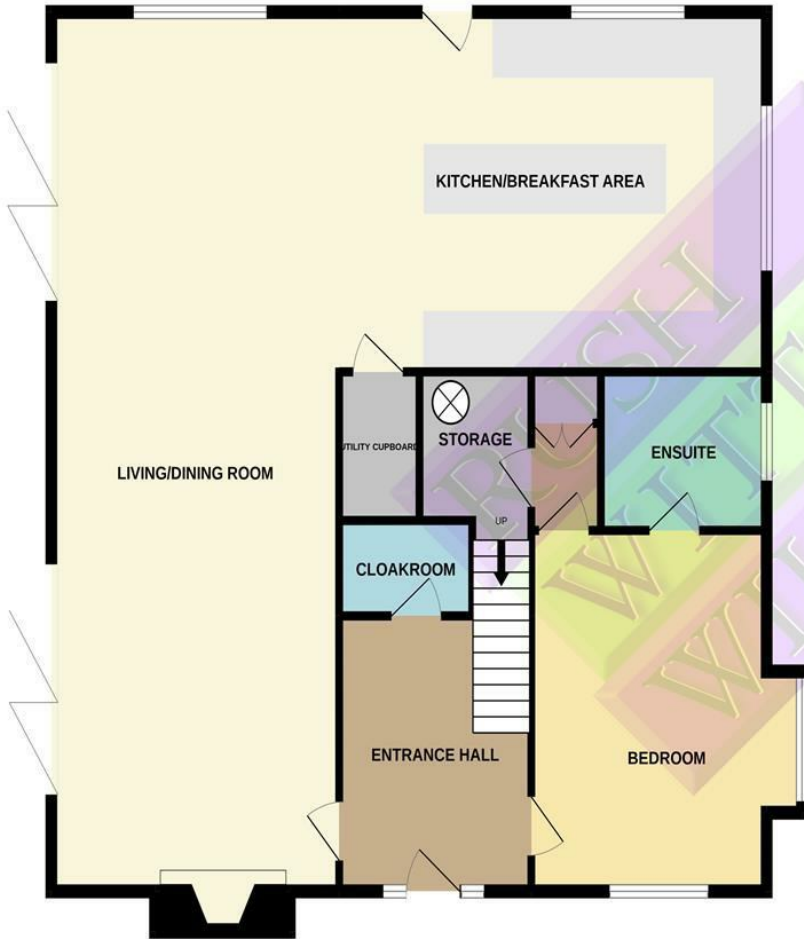
These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract.

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



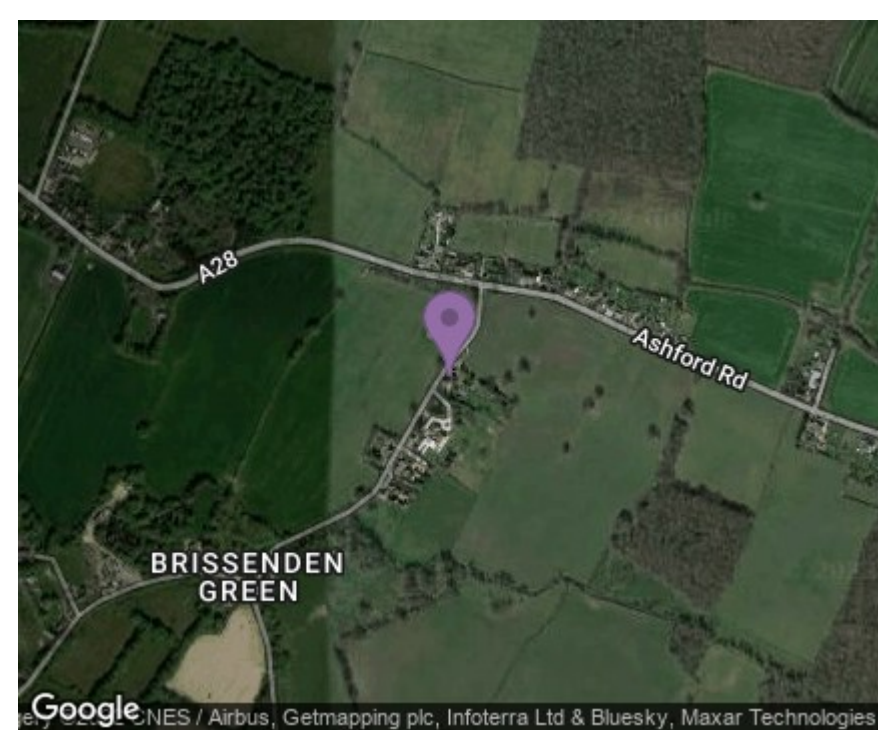
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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