

**RUSH  
WITT &  
WILSON**



**7 Oxney Cottage , Stone, Tenterden, Kent TN30 7JL  
Offers In The Region Of £395,000 Freehold**

**Rush Witt & Wilson are pleased to offer this well presented 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 is arranged over two floors comprises of an entrance hallway, living room with feature fireplace, kitchen, utility room, family bathroom and conservatory on the ground floor. On the first floor are three bedrooms, one with an en-suite cloakroom. Outside the property offers a generous driveway to the front proving off road parking for a number of cars and good sized rear gardens which back through to and enjoying delightful views over adjoining fields.**

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



### **Entrance Hallway**

Part glazed entrance door to the front elevation, stairs rising to first floor, radiator, door leading to:

### **Living Room**

16'2 x 11'4 (4.93m x 3.45m )

Window to the front elevation, feature fireplace, low level fitted cupboard, wood effect flooring, radiator and doorway leading to:

### **Inner Lobby**

Fitted understairs storage cupboard, wood effect flooring , doors leading to:

### **Kitchen**

13' x 7'7 (3.96m x 2.31m)

Fitted with a range of white gloss cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect work surface with inset black composite sink and drainer sink unit, inset four ring induction hob with glass back plate, integrated oven beneath and fitted extractor canopy above, space and point for dishwasher, space and point for free standing fridge/freezer, tiled effect flooring, radiator, window to the rear elevation enjoying a pleasant outlook over the garden.

### **Utility Room**

5'8 x 3'9 (1.73m x 1.14m)

Fitted with a range of white gloss base units, complementing work surface with inset stainless steel sink drainer unit, space and plumbing for washing machine, wood effect flooring and obscure glazed window to the rear elevation.

### **Conservatory**

11'7 x 11'3 (3.53m x 3.43m )

With a range of windows to the side and rear elevation, wood effect flooring, radiator and patio door to the side allowing access through to the garden.

### **Bathroom**

Fitted with a modern white suite comprising fitted white gloss vanity unit with low level W.C, inset wash hand basin and range of fitted cupboards, P-shaped panelled bath with mixer

tap, shower over and fitted screen, wall mounted grey vertical radiator, tile effect flooring, fitted storage cupboard and obscure glazed window to the front elevation.

### **Boiler Cupboard**

4'4 2'4 (1.32m 0.71m )

Floor standing oil fired boiler, obscure glazed window to the rear elevation, radiator.

### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, window to the rear elevation and doors leading to:

#### **Bedroom One**

14'2 x 11'4 (4.32m x 3.45m )

Large picture window to the front elevation enjoying pleasant views over the village cricket grounds, range of fitted wardrobes, feature fireplace, radiator and fitted airing cupboard housing insulated hot water tank.

#### **Bedroom Two**

9'9 x 7'9 (2.97m x 2.36m )

Window to the rear elevation enjoying views over the garden and adjoining farmland beyond, generous fitted wardrobe with sliding doors, wood effect flooring, loft access , radiator.

#### **Bedroom Three**

12' x 8'3 (3.66m x 2.51m )

Window to the front elevation enjoying pleasant views over the village cricket ground, fitted storage cupboard, radiator, door leading to:

#### **Cloakroom/WC**

Fitted with a modern suite comprising low level W.C, countertop wash hand basin.

#### **Outside**

#### **Front Garden**

Generous driveway providing off road parking for a number of vehicles with well maintained hedging to the front boundary, gated side access leading to:

### **Rear Garden**

Th rear garden is of a good size and measures approximately 90' in length being predominately laid to lawn and bordered with a range of beds planted with a mixture of shrubs and flowers, a raised decked terrace abutting the rear of the property offering space for outside dining and entertaining. Range of timber sheds providing useful storage and to the end of the garden the property backs through to, and enjoys pleasant views over open farmland.

### **Agents Note**

In accordance with Section 21 of the Estate Agents Act 1979 we hereby disclose that the vendors of this property are related to an employee of Rush Witt & Wilson.

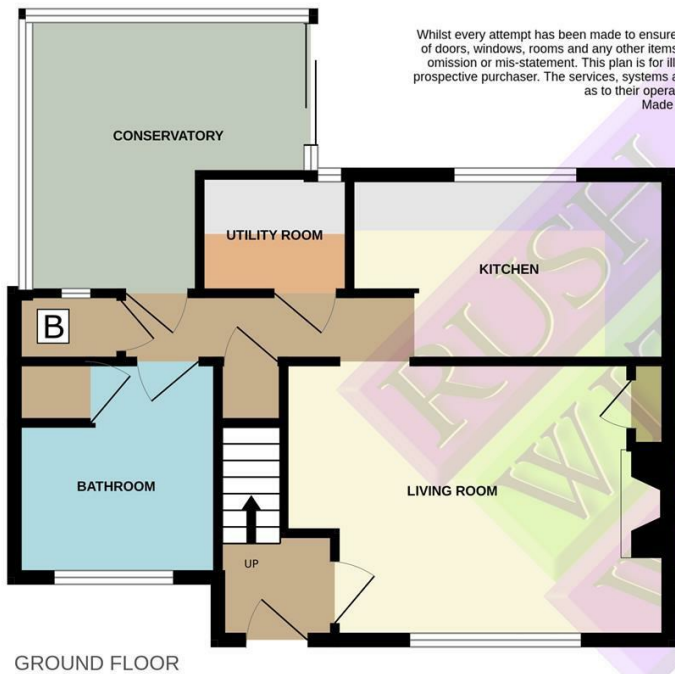
Council Tax Band – C

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.

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection. If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



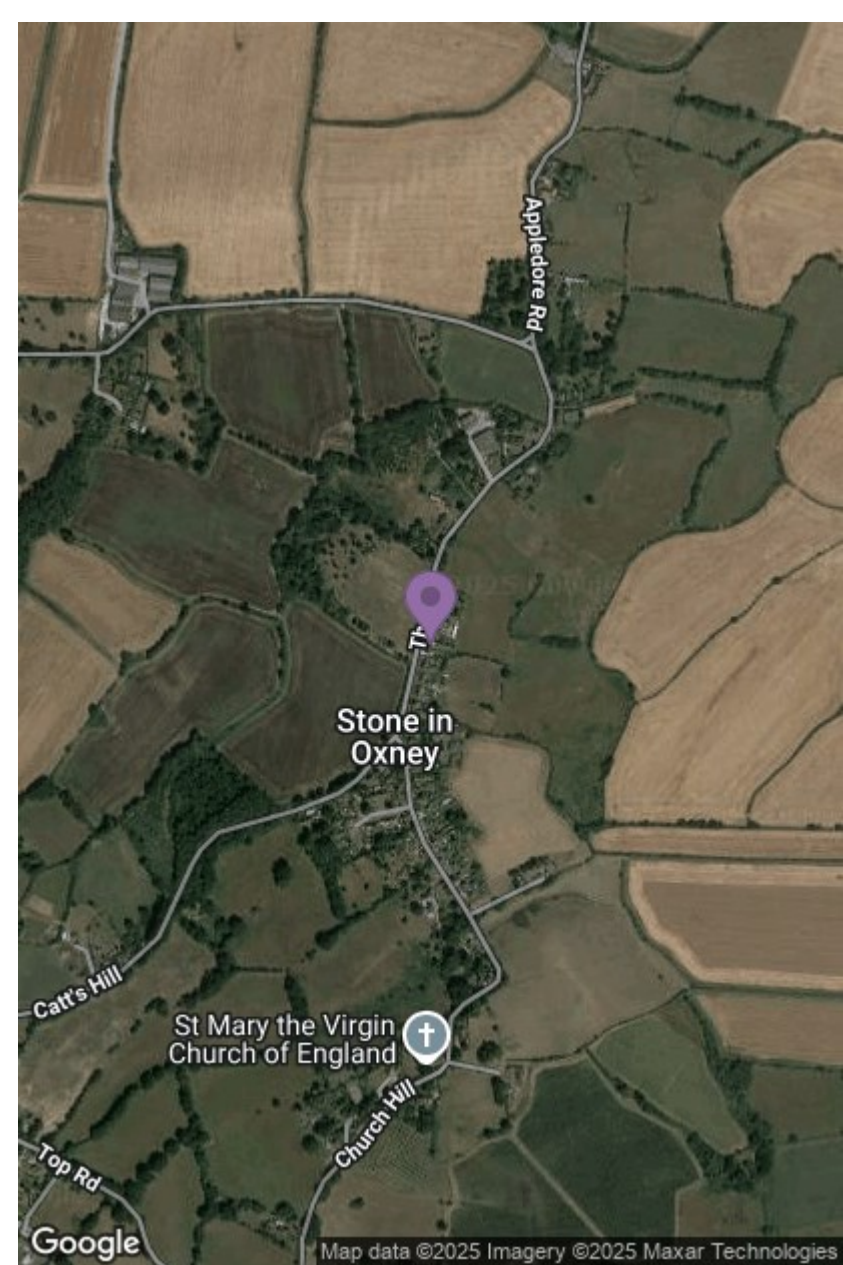


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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			
(81-91) 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	68	41

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(1-34) F			
(1-30) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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