

**RUSH
WITT &
WILSON**



**Little Wanden Wanden Lane, Egerton, Ashford, Kent TN27 9DB
Offers In Excess Of £1,300,000**

Rush Witt & Wilson are pleased to offer this most attractive extended and improved detached Georgian family home with fully self contained one-bedroom Annexe, occupying a truly idyllic location at the end of a no through country lane on the outskirts of the sought after village of Egerton.

The well-presented and extremely versatile accommodation is arranged over two floors comprising of two entrance hallways, cloakroom, living room with feature fireplace, study, dining room, stunning kitchen/breakfast room with four-oven AGA and adjoining family room, games room/bedroom six with en-suite shower room and utility room on the ground floor. On the first floor is the family bathroom and five bedrooms, the main with an en-suite bathroom and juliet balcony overlooking the rear garden and a further en-suite shower room to the second bedroom. In addition to the already generous main accommodation is a fantastic annexe currently integrated into the main house as a large drawing room/entertaining space/kitchen and guest suite with balcony. There is recently lapsed planning permission for a large garden room/orangery (15/01148/AS). Outside the property offers generous off-road parking, a stable block, brick outbuilding and established gardens and paddocks of approx. 1.4 of an acre (tbv).

'Little Wanden' occupies a secluded semi-rural yet highly convenient location being just a short drive (3 miles) from Charing, Pluckley & Headcorn, all stations benefitting from regular train services to London in addition to Ashford International station, some 7 miles away with its High Speed link service to London St Pancras in just 37 minutes. Excellent independent schools including Sutton Valence, Tonbridge, King's & Sevenoaks are easily accessible from the property due to the close proximity of train stations/school bus routes, as well as good local primary/grammar schools. Viewing is highly recommended to fully appreciate this property's beautiful and unique location.



Entrance Hallway

With entrance door and window to the front elevation, stairs rising to the first floor with fitted storage cupboard beneath, radiator and connecting doors leading to:

Cloakroom

Fitted with a white suite comprising of a low level W.C, wooden vanity unit with inset wash-hand basin and fitted storage cupboard beneath, tiled flooring, radiator and obscured glazed window to the front elevation.

Living Room

20'6 x 11'9 (6.25m x 3.58m)

Being triple aspect with windows to the front and side elevations, double doors to the rear opening to the garden, attractive feature fireplace and radiator.

Study

9'9 x 8'6 (2.97m x 2.59m)

With window to the rear elevation and radiator.

Dining Room

15'0 x 9'9 (4.57m x 2.97m)

Accessed via multi-panelled glazed double doors from the entrance hallway, attractive feature fireplace with marble surround, window to the rear elevation, radiator and glazed door allowing access to the garden.

Kitchen/Breakfast Room

27'9 x 13'9 (8.46m x 4.19m)

Being extensively fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing granite work-surface with matching splash-back and inset double Belfast sink, fitted four-oven AGA, integrated double oven with electric hob and extractor canopy above, integrated dishwasher, space and point for American style fridge/freezer, kitchen island with matching granite worksurface and breakfast bar, space for table and chairs, tiled flooring, windows to the front, side and rear elevations, glazed door allowing access to the garden and archway leading to:

Family Room

14'6 x 13'6 (4.42m x 4.11m)

With large 'picture' window to the rear elevation, parquet flooring, ornate school radiator and fitted display shelving to one wall which slides across to reveal the TV behind.

Entrance Hallway/Corridor

Running from the kitchen/breakfast room across to the annexe with an entrance door and range of windows to the to the front elevation, large fitted walk-in coat cupboard, tiled flooring, and connecting doors to games room/bedroom 6 and utility room.

Games Room/Bedroom 6

14'6 max x 13'6 (4.42m max x 4.11m)

With window to the rear elevation, radiator and door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, wall mounted corner wash-hand basin with tiled splash-back, corner shower cubicle with sliding doors, radiator, tiled flooring and obscured glazed window to the rear elevation.

Utility Room

Fitted woodblock work-surface with range of traditional cupboard base units beneath and inset belfast sink, space and plumbing for washing-machine, space and point for tumble dryer, floor standing oil fired boiler, fitted airing cupboard housing insulated hot water tank, tiled flooring, access to loft space, radiator and part glazed door to the rear elevation allowing access to the garden.

Annexe Kitchen/Dining/Living Room

34'8 x 19'10 (10.57m x 6.05m)

This impressive room is currently used as the main house drawing room/entertaining space and offers two bay windows to the front elevation, stable door to the rear providing an independent access to the 'annexe', log burning stove, wooden flooring, stairs rising to the first floor with fitted storage cupboard beneath, under floor heating, kitchen area fitted with a range of shaker style cupboards and drawer base units with matching wall mounted cupboards, complementing woodblock work-surface with inset electric hob, integrated oven beneath and stainless steel extractor canopy above, integrated fridge/freezer, kitchen island with matching woodblock worksurface and inset stainless steel sink/drainer unit and breakfast bar, space and plumbing for washing machine, range of windows to the rear elevation and double doors to the side opening to the garden.

First Floor

Annexe Bedroom

15'9 x 10'9 (4.80m x 3.28m)

Currently used as a 'guest suite' with window to the side elevation, double doors to the rear opening to a balcony overlooking the rear garden, range of fitted wardrobes, access to loft space, under floor heating and door to:

En-Suite Bathroom

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and fitted storage beneath, bath with mixer tap and hand held shower attachment, corner shower cubicle with sliding doors, heated towel rail, tiled flooring with underfloor heating and part tiled walls, recessed ceiling spot lights and two windows to the front elevation.

Main Landing

With stairs rising from the entrance hallway, window to the front elevation, access to loft space, fitted airing cupboard housing insulated hot water tank, two radiators and connecting doors to:

Master Bedroom

23'6 max x 13'9 (7.16m max x 4.19m)

Being triple aspect with windows to the front and side elevations, juliette balcony to the rear enjoying a delightful outlook over the rear garden, range of fitted wardrobes, two radiators, access to loft space and door leading to:

En-Suite Bathroom

Fitted with a modern white suite comprising low level W.C, vanity unit with marble worksurface and inset wash-hand basin with fitted storage beneath, bath with mixer tap and hand held shower attachment, corner shower cubicle, radiator and heated towel rail, fully tiled flooring with under floor heating, part tiled walls and window to the front elevation.

Bedroom 2

10'3 x 9'6 (3.12m x 2.90m)

With window to the rear elevation, radiator, fitted wardrobe and connecting door to:

En-Suite Shower Room

Fitted with a white suite comprising W.C with high flushing cistern, wall mounted wash-handbasin, shower cubicle, part tiled walls, radiator and window to the rear elevation.

Bedroom 3

10'9 x 9'3 (3.28m x 2.82m)

Being double aspect with windows to the side and rear elevations. radiator.

Bedroom 4

10'0 x 9'3 (3.05m x 2.82m)

Being double aspect with windows to the side and front elevations. radiator.

Bedroom 5

10'3 x 8'6 (3.12m x 2.59m)

With window to the rear elevation and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, wooden vanity unit with inset wash-hand basin and fitted storage beneath, panelled bath with mixer tap and hand held shower attachment, shower cubicle, radiator, part tiled walls, and window to the front elevation.

Outside

Gardens/Grounds

The established gardens are a real feature of Little Wanden and are believed in total to measure approximately 1.41 acres (tbv). To the front double five bar gates open to a gravelled driveway providing extensive off road parking/turning space being bordered with well maintained beech hedging to the front boundary and a selection of well-stocked beds planted with a mixture of mature shrubs and seasonal flowers. To one side a further five bar gate opens to small stable yard and stable block with three loose boxes and tack room.

To the rear is a large brick paved terrace abutting the rear of the property offering the perfect space for outside dining/entertaining, this leads to a good sized area of level lawn interspersed with a selection of mature trees including an impressive oak tree with tree house, there is an attractive ornamental pond with a light wooded area beyond, two fenced small paddocks with connecting pathway between them and brick outbuilding currently used as a tractor shed.

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.

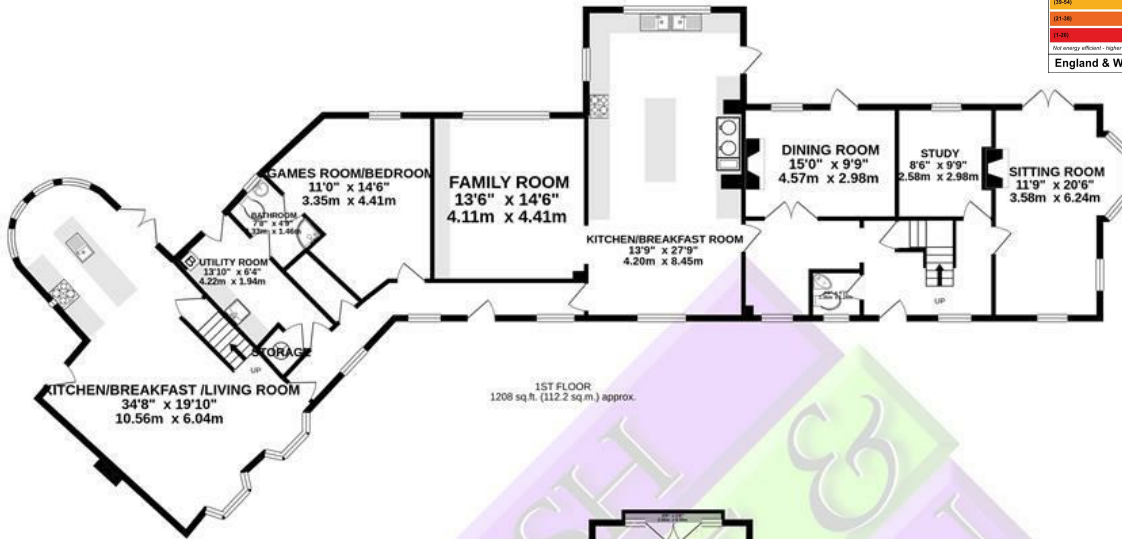
**** Please note the property benefits from a private Klargester drainage system. ****



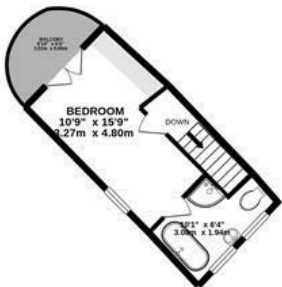
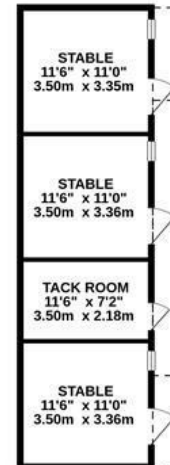
GROUND FLOOR
2604 sq.ft. (241.9 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-14) A	B		79
(15-17) B	C		
(18-20) C	D		57
(21-22) D	E		
(23-24) E	F		
(25-26) F	G		
(27-28) 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			
(12-14) A	B		
(15-17) B	C		
(18-20) C	D		
(21-22) D	E		
(23-24) E	F		
(25-26) F	G		
(27-28) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



OUTBUILDINGS
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA : 4366 sq.ft. (405.6 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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