

**RUSH  
WITT &  
WILSON**



**Chapel House Forge Hill, Bethersden, Ashford, Kent TN26 3AF  
Offers In The Region Of £550,000**

Rush Witt & Wilson are pleased to offer this attractive detached cottage (un-listed) enjoying impressive views over adjoining farmland to the rear located on the outskirts of the popular village of Bethersden.

The accommodation offers scope to enhance and is arranged over two floors comprising of a hallway, living room with feature fireplace, dining room, kitchen/breakfast room, conservatory, shower room/rear lobby and cloakroom on the ground floor. On the first floor are four bedrooms and the family bathroom.

Outside the property offers a driveway parking, a single garage with adjoining workshop and established gardens to the front and rear, the latter enjoying an southerly aspect and enjoying delightful rural views. Further benefits include UPVC double glazed windows and gas fired central heating. Offered to the market CHAIN FREE. An internal inspection of this charming cottage is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.

#### Entrance Hallway

With part glazed entrance door to the front elevation, stairs rising to the first floor and door leading through to:

#### Living Room

13'8 max x 12'2 max (4.17m max x 3.71m max)

With attractive bay window to the front elevation, feature fireplace with stone clad surround, radiator and door leading through to:

#### Kitchen/Breakfast Room

15'6 max x 14'9 max (4.72m max x 4.50m max)

Fitted with a range of traditional style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset stainless steel 1.5 bowl sink/drainers unit and tiled splash-back, inset electric hob, upright unit housing integrated NEFF oven, space and plumbing for washing machine, space and point for free standing fridge/freezer, wall mounted gas fired boiler, radiator, window to the rear elevation overlooking the garden, door to the side elevation, free standing wood burning stove, space for table and chairs, door through to the rear lobby/shower room and multi panelled glazed double doors through to:

#### Dining Room

14'11 x 9'10 (4.55m x 3.00m)

Being double aspect with windows to the front and side elevations, radiator and multi panelled glazed double doors leading through to:

#### Conservatory

9'0 x 8'8 (2.74m x 2.64m)

With a range of windows to the rear and side elevations, exposed floorboards and glazed double doors allowing access to the garden.

#### Shower Room/Rear Lobby

8'1 x 6'2 (2.46m x 1.88m)

Fitted tiled shower cubicle, window to the rear elevation, range of fitted shelving, radiator and door to:

#### Cloakroom

Fitted with a coloured suite comprising low level W.C and wall mounted wash-hand basin with tiled splash-back, obscured glazed to the side elevation and range of fitted storage cupboards.

#### First Floor

##### Landing

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

##### Bedroom 1

14'10 x 9'10 (4.52m x 3.00m)

Being double aspect with windows to the front and rear elevations, that latter enjoying delightful views over the rear garden and adjoining fields beyond. Radiator.

##### Bedroom 2

11'8 x 7'7 (3.56m x 2.31m)

With window to the rear elevation enjoying delightful views over the rear garden and adjoining fields beyond, fitted storage cupboard/wardrobe and radiator.

##### Bedroom 3

11'6 x 7'7 (3.51m x 2.31m)

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

##### Bedroom 4

9'11 x 9'4 (3.02m x 2.84m)

With window to the front elevation, attractive feature fireplace, exposed floorboards and radiator.

#### Bathroom

Fitted with a coloured suite comprising low level W.C, wall mounted wash-hand basin, panelled bath, fully tiled walls, radiator and obscured glazed window to the side elevation.

#### Outside

##### Gardens

A driveway provides off road parking and provides access to the single garage, to one side is an area of garden planted with an array of established roses, mature shrubs and seasonal flowers. Gated side access leads to:

The rear garden backs onto and enjoys impressive views over adjoining farmland being predominately laid to lawn and boarded with a selection of well stocked beds planted with a mixture of mature shrubs, roses and seasonal flowers. There is a small paved patio accessed from the conservatory offering a perfect space for outside dining/entertaining.

##### Single Garage

12'11 x 6'7 (3.94m x 2.01m)

With double doors to the front and window to the side elevation.

##### Adjoining Workshop

13'6 x 10'6 (4.11m x 3.20m)

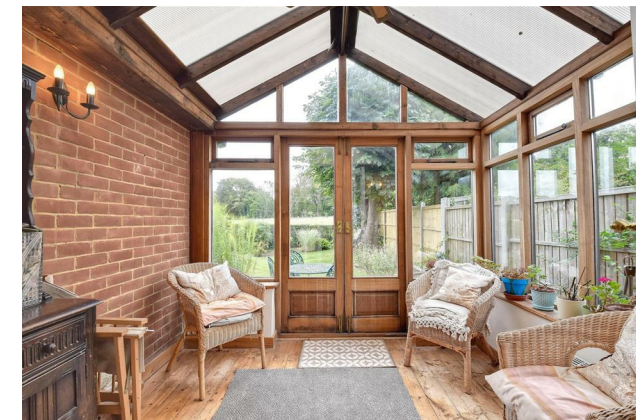
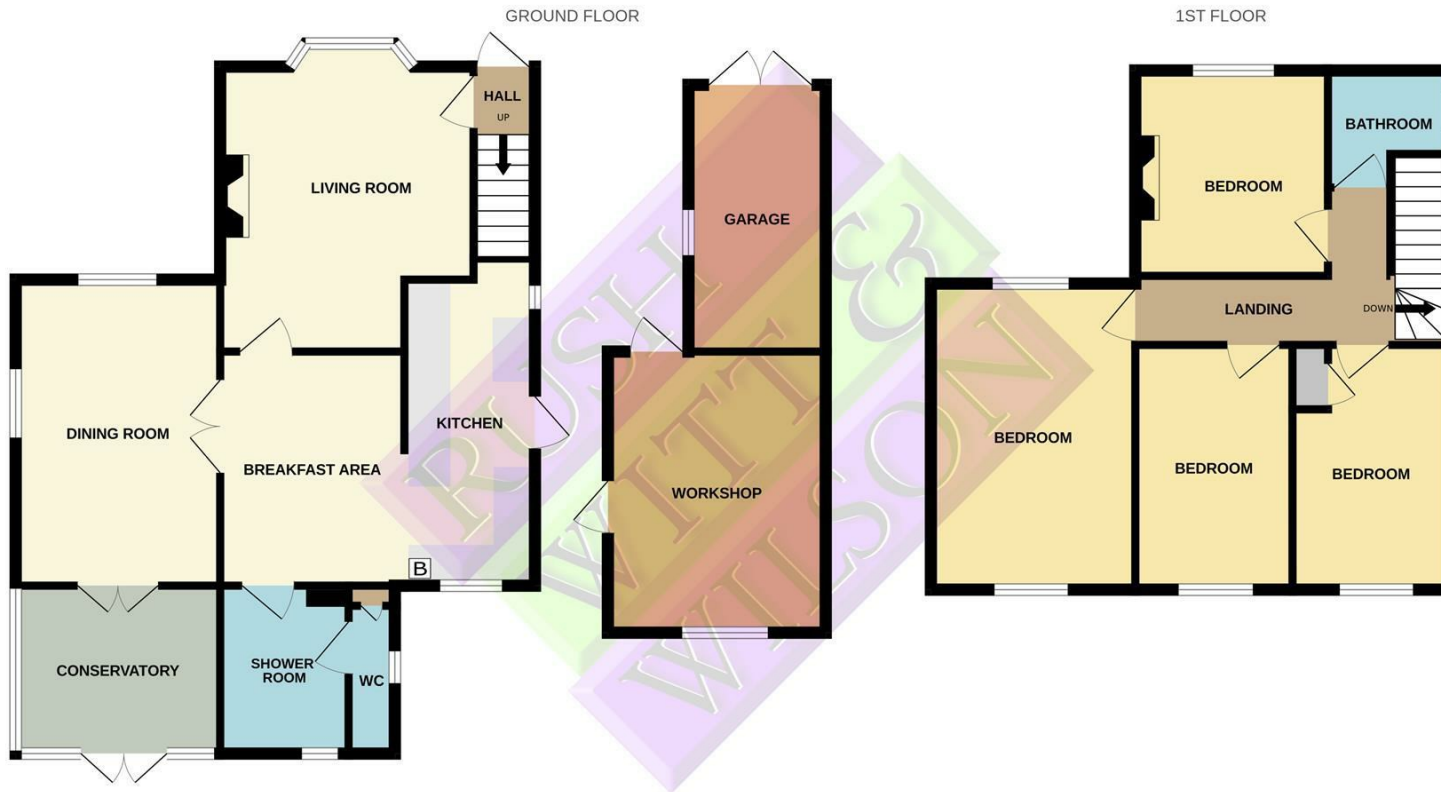
With personal door to the front and side elevations, window to the rear, light and power connected.

#### Agent Note

Council Tax Band: F

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.



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	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(57-68) <b>D</b>			
(45-54) <b>E</b>			
(31-44) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(57-68) <b>D</b>			
(45-54) <b>E</b>			
(31-44) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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