

RUSH
WITT &
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Field End, Headcorn Road, Frittenden, Cranbrook, Kent TN17 2EJ
Guide Price £725,000

Rush Witt & Wilson are pleased to offer an exciting 'lifestyle' opportunity to acquire this unique chalet style home sitting in generous well stocked gardens of approximately 0.37 of an acre (tbv) and occupying an desirable location in the highly sought after rural village of Frittenden.

The well-proportioned accommodation is arranged over two floors and comprises of an entrance hallway, shower room, bedroom 3/family room, kitchen and open plan living/dining room with direct access to the garden on the ground floor. On the first floor are two bedrooms and a shower room. Outside the property benefits from a generous driveway providing off road parking for several cars, an attached single garage and established well-stocked gardens to the rear including an area of 'woodland garden' with wildlife pond, all overlooking open countryside and enjoying views towards Sutton Valence in the distance. CRANBROOK SCHOOL CATCHMENT. There is an opportunity to enhance the property by undertaking further improvement works, alternatively there may be scope to extend subject to the necessary consents being obtained.

The picturesque village of Frittenden occupies a desirable rural setting surrounding by miles of open countryside benefiting from numerous footpaths, the village itself offers a range of local amenities to include a public house, church, village hall and primary school and boasts a variety of social clubs to include tennis, cricket, gardening and a historical society. The village is also conveniently situated within easy access of Headcorn and Staplehurst, both of which offer mainline train stations to London.

A full inspection is recommended by the Vendor's sole agents to fully appreciate the merits of this fantastic property, impressive gardens and sought after rural setting. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With stable entrance door and window to the side elevation, fitted double coat cupboard, stairs rising to the first floor with fitted walk-in storage cupboard beneath, radiator and doors to:

Bedroom 3/Family Room

15'3 x 9'11 (4.65m x 3.02m)

With window to the side elevation, range of full height fitted wardrobes, radiator and door to:

Shower Room

Being 'Jack and Jill' style with doors from bedroom 3/family room and the entrance hallway and fitted with a white suite comprising low level W.C, pedestal wash-hand basin with tiled splash-back, large walk-in tiled shower cubicle with fitted screen, radiator and obscured glazed window to the side elevation.

Kitchen

13'10 x 8'11 (4.22m x 2.72m)

Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with tiled splash-backs and inset grey sink/drainer unit, inset ring ring electric hob, upright unit housing integrated double oven beneath, space and point for free standing fridge/freezer, space and plumbing for washing machine, space and point for dishwasher, small fitted breakfast bar, radiator, cupboard housing floor standing oil fired boiler, window to the side elevation and multi-panelled glazed door opening to:

Open-Plan Living/Dining Room

22'0 max x 17'7 (6.71m max x 5.36m)

Being triple aspect with windows to both side and rear elevations, glazed sliding patio doors allowing access through to the garden, two radiators, separate ceiling and side light circuits with central switches, space for table and chairs and attractive central exposed brick feature fireplace with inset log burning stove.

Landing

With stairs rising from the entrance hallway, window to the

side elevation, large fitted airing cupboard housing insulated hot water tank, access to loft space and doors to:

First Floor

Master Bedroom

17'7 max x 15'0 max (5.36m max x 4.57m max)

Being double aspect with two Velux style windows to the side and large 'picture' window to the rear enjoying wonderful views across the garden and adjoining open countryside/towards Sutton Valence in the distance, two fitted double wardrobe, radiator and vanity unit with inset wash-hand basin, tiled splash-back and fitted cupboard beneath.

Shower Room

Fitted with a white suite comprising low level W.C, wall mounted wash-hand basin with tiled splash-back, corner shower cubicle with sliding doors and fitted power shower with electronic auto temperature control, stainless steel heated towel rail and Velux style window to the side elevation.

Bedroom 2

15'0 x 7'7 (4.57m x 2.31m)

With window to the front elevation, fitted double wardrobe, radiator, vanity unit with inset wash-hand basin, tiled splash-back and fitted cupboard beneath.

Outside

Gardens

'Field End' occupies an elevated position along the Headcorn Road with a generous driveway to the front providing off road parking for a number of cars and access to the attached single garage being bordered with a range of well-stocked established beds planted with a mixture of mature shrubs and seasonal flowers. Gated access leads through to:

The delightful rear gardens are a particulars feature of the property and offer a paved patio abutting the side/rear of the house offering a perfect and private space and outside dining and entertaining with outside mains points (switched from

inside living room) and water tap, this leads to a good sized area of lawn being interspersed and bordered with a selection of impressive flowers beds planted with a range of trees, mature shrubs, roses and an array of seasonal flowers, the delightful vista over the garden is further enhanced by low cut hedging giving panoramic views over adjoining farmland at the rear and towards to the Sutton Valence in the distance.

An archway leads through to a 'woodland garden' with a central pond and living willow arbour offering a range of seating areas including a decked terrace with bridge and number of pathways to fully appreciate this wildlife haven, there is an allotment area with a selection of raised beds and compost bins to one corner.

Attached Single Garage

16'1 x 9'9 (4.90m x 2.97m)

With up and over door to the front elevation, window to the side, light and power connected.

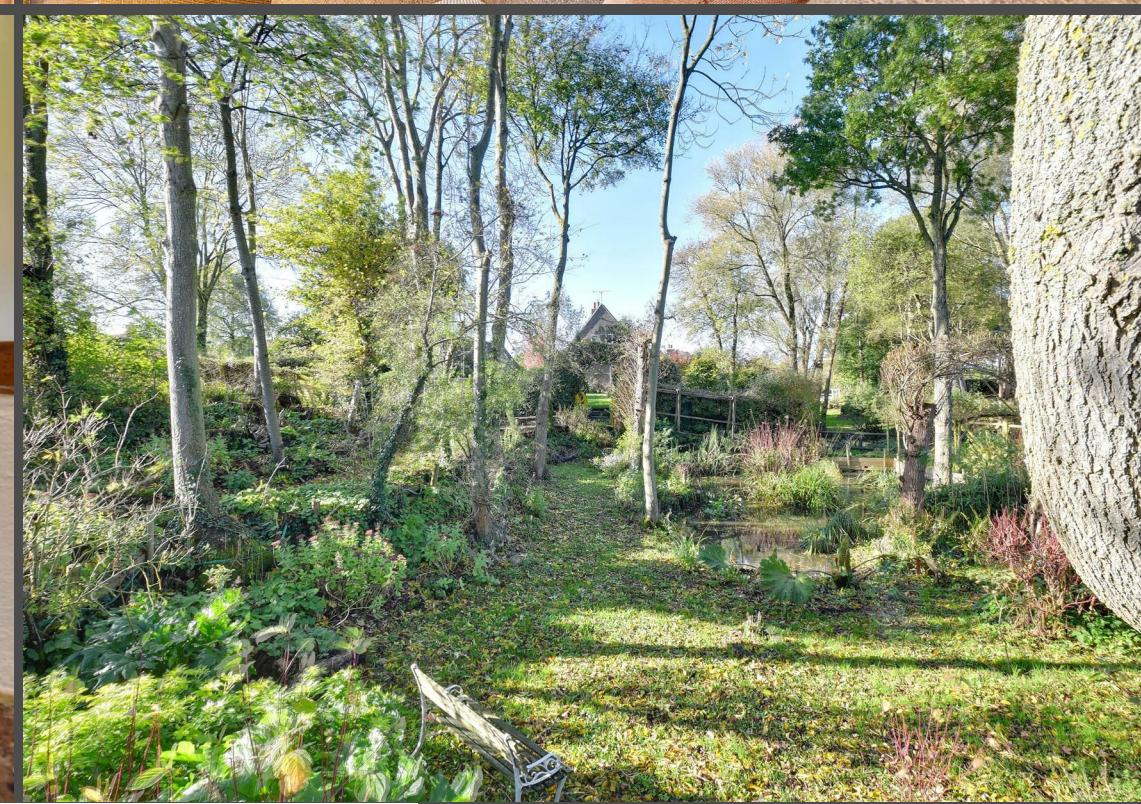
Agent Note

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.

Council Tax Band: E

We are advised the property was successfully underpinned in 1992, further information available on request



GROUND FLOOR

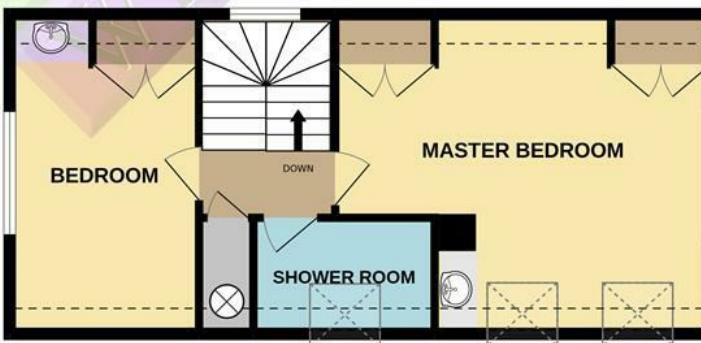


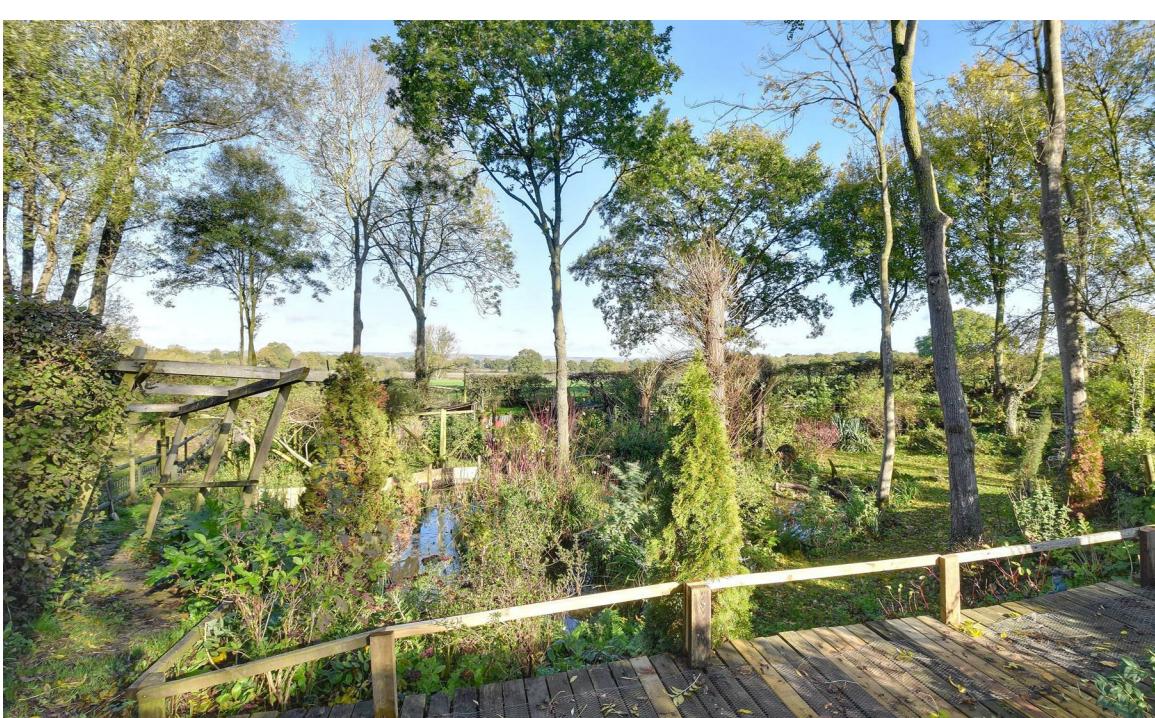
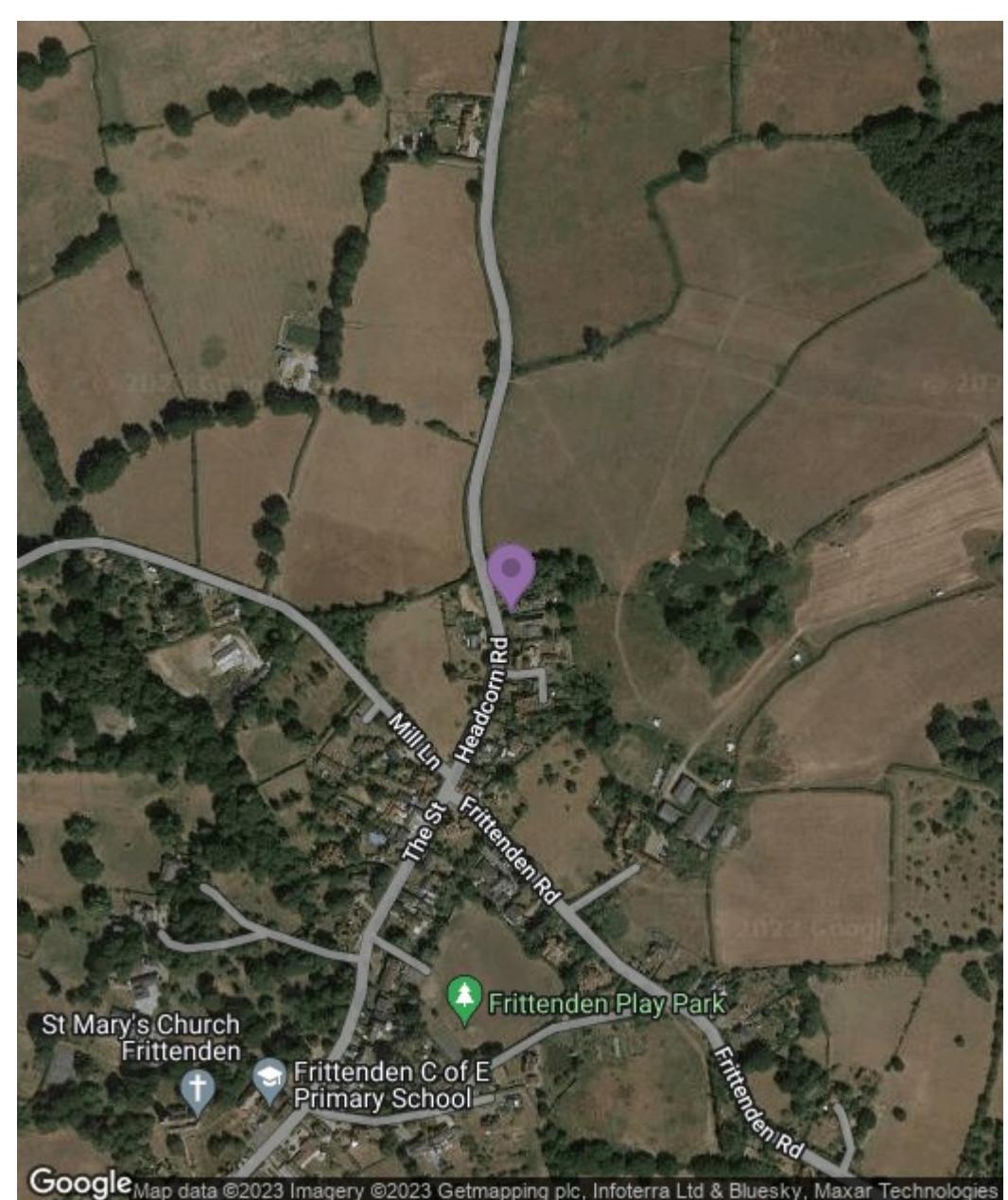
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(A2 plus) A			
(B1-B1) B			77
(B2-B6) C			
(D5-D8) D			
(D9-S4) E			
(D11-S8) F			
(T1-T6) G			
Not energy efficient - higher running costs			
		32	
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(A2 plus) A			
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(D5-D8) D			
(D9-S4) E			
(D11-S8) F			
(T1-T6) G			
All environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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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