

**RUSH
WITT &
WILSON**



**7 Quarry Cottages , Stone, Tenterden, Kent TN30 7HA
Guide Price £450,000**

EXTENDED FAMILY HOME WITH STUNNING RURAL VIEWS TO THE REAR AND GARDENS/PADDOCK MEASURING 0.94 OF AN ACRE (tbv)

Rush Witt & Wilson are pleased to offer this extended family home occupying a rural setting and enjoying stunning rural views to the rear.

The accommodation is arranged over two floors and comprises a kitchen, living room with adjoining 23' dining/family room, cloakroom and utility room on the ground floor. On the first floor are three bedrooms, the family bathroom and a study/bedroom 4. Outside the property is set back from the road with extensive off road parking, a detached garage/workshop, rear garden and paddock measuring 0.94 (tbv) of an acre backing onto adjoining fields.

A full inspection is recommended by the Vendor's sole agents to fully appreciate Quarry Cottages rural setting and views. For further information and to arrange your viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With entrance door and window to the side elevation, built-in cupboard with mirrored sliding doors, connecting doors leading to:

Cloakroom

With low level W.C, wash-hand basin, tiled flooring and window to the side elevation.

Utility Room

10'10 x 6'8 (3.30m x 2.03m)

Fitted with a range of cupboard and drawer base units with matching wall mounted cupboards, complimenting work surface with tiled splash backs, inset stainless steel sink and drainer unit, space and plumbing for washing machine, space and point for tumble dryer, flooring standing oil fired boiler, radiator and window to the rear elevation.

Kitchen

13'10 x 11'5 (4.22m x 3.48m)

Fitted with a range of cream gloss drawer base units with matching wall mounted cupboards, complementing stone work surface with inset stainless steel sink/drainage unit, tiled splash-backs, inset NEFF four ring electric induction hob with extractor canopy above, integrated dishwasher, integrated fridge, integrated freezer, upright unit housing integrated NEFF double oven, tiled flooring, breakfast bar with wood-block work surface, stairs rising to the first floor with built in wine rack beneath, two windows to the front elevation, openings to both sides of the fireplace lead to:

Living Room

14'6 x 11'2 (4.42m x 3.40m)

With bay window to the front elevation, radiator, exposed floor boards, feature fireplace with inset double sided multi-fuel burning stove.

Archway opening to:

Dining/Family Room

23'7 x 10'2 (7.19m x 3.10m)

With window and sliding doors to the rear elevation giving access to the garden, radiator and exposed floor boards.

First Floor

Landing

With stairs rising from the Kitchen, access to loft space, radiator and connecting doors leading to:

Shower Room

With part tiled walls and coloured shower tray with wall mounted shower above.

Bedroom 1

14'11 x 11'10 (4.55m x 3.61m)

Being double aspect with windows to the front and side elevation, radiator, range of built in wardrobes and access to eaves storage space which connects to the Bathroom.

Bedroom 2

10'2 x 9'9 (3.10m x 2.97m)

With window to the rear elevation enjoying wonderful views over the garden, paddock and fields beyond. Radiator and range of built in wardrobes with mirrored sliding doors.

Bedroom 3

10'7 x 8'2 (3.23m x 2.49m)

With window to the front elevation, radiator and built in wardrobe.

Study/Bedroom 4

9'7 x 6'11 (2.92m x 2.11m)

Currently used as a home office, please note this room as no windows.

Agent Note: This room may be suitable to change to the main bathroom and in doing so unable the bathroom to been used as a bedroom.

Bathroom

13'1 x 10'2 (3.99m x 3.10m)

Coloured suite comprising panelled bath, low level WC, two wash-hand basin, access to eaves storage, radiator and window to the rear elevation enjoying rural views.

Outside

Detached Garage/Workshop

21'0 x 14'5 (6.40m x 4.39m)

With up and over door to the front, window and personnel door to the rear elevation. Light and power connected

Gardens and Paddock

A driveway provides off road parking, turning space and access to the detached garage, there is area of lawn boarded with range of established beds planted with a mixture of seasonal flowers and mature shrubs. A paved patio area abuts the front of the property with pathway to one side leading to a brick built potting shed/store, oil tank and the front door.

The rear garden offers a good sized paved patio accessed from the open-plan Living/Dining Space which leads to an area of level lawn with a range of circular beds planted with a mixture of seasonal flowers and a low level brick wall, past this is the fully fenced paddock, stable building and strip of ground running down the side of No 10 Quarry Cottages which could provide a further access from the road, subject to the necessary permissions being obtained.

Stable

Timber framed building with two loose boxes and attached open field shelter to one side.

Agent Note

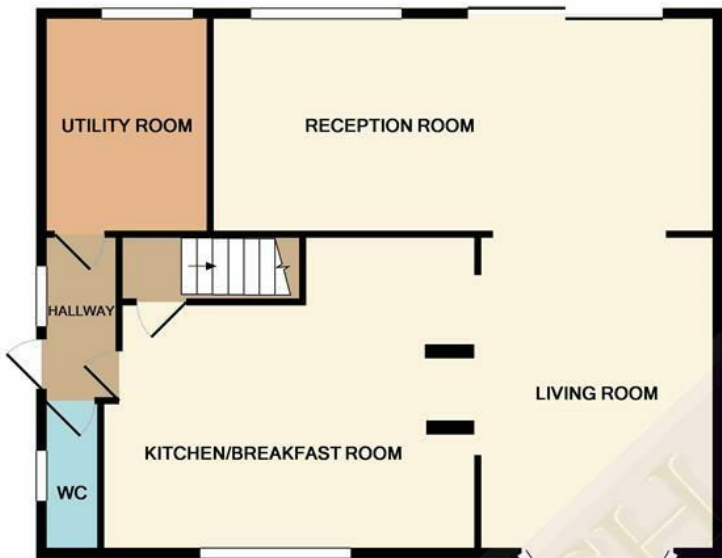
None of the services or appliances mentioned in these sale particulars have been tested.

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.

The property benefits from a integrated vacuum system which allows each room to be connected to a single hose and centrally collected.

We understand from the owners the property previously has planning permission for a loft conversion, although this has now lapsed. Plans available on request.





GROUND FLOOR
APPROX. FLOOR
AREA 1116 SQ.FT.
(103.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 692 SQ.FT.
(64.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1808 SQ.FT. (167.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) 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			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



