

**RUSH
WITT &
WILSON**



**Old Elmstone Cottage, 98 North Street, Biddenden, Kent TN27 8AE
Guide Price £625,000**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this most attractive (un-listed) extended semi-detached cottage with large gardens located on the outskirts of the popular Kentish village of Biddenden.

The well-proportioned accommodation offers some scope for improvement and is arranged over two floors comprising of a stunning 29'11 x 22'5 kitchen/dining/family room, living room with log burning stove, snug/study and large utility/boot room on the ground floor. On the first floor is the impressive master bedroom with vaulted ceiling and en-suite shower room, three further double bedrooms and the family bathroom. Outside the cottage benefits a large driveway to the front/side and good sized gardens the rear and side. Cranbrook School Catchment.

An internal inspection of this delightful cottage is highly recommended. For further information and to arrange a viewing please call our Tenterden office.



Snug/Study

11'5 x 10'0 (3.48m x 3.05m)

With entrance door and window to the front elevation, exposed brick feature fireplace, radiator, opening through to the living room and oak latched door to:

Utility/Boot Room

11'5 x 10'10 (3.48m x 3.30m)

Fitted with a range bespoke oak shaker style cupboard base units with matching wall mounted cupboards, complementing wood-effect work surface with tiled splash backs and inset butler sink, space and plumbing for washing machine, space and point for tumble dryer, cupboard housing wall mounted gas fired boiler, tiled flooring, window to the rear elevation, door allowing access through to the garden and stairs rising to the first floor.

Living Room

20'2 x 10'10 (6.15m x 3.30m)

With window to the front elevation, attractive exposed brick fireplace with inset log burning stove, two radiators and multi-panelled glazed double doors opening to:

Kitchen/Dining/Family Room (L Shaped Room)

29'11 max x 22'5 (9.12m max x 6.83m)

This impressive open plan space benefits from being triple aspect with windows to the front, side and rear elevations, the dining area offers space for a large table and chairs with a door to the side elevation allowing access out to the garden.

The kitchen area is extensively fitted with a range of 'white gloss' cupboard and drawer base units with matching wall mounted cupboards, complementing granite work surface with matching splash-back and inset 1.5 bowl stainless steel sink unit, Rangemaster cooker with glass back plate and stainless steel extractor canopy above, space and point for integrated dishwasher, space and point for free-standing fridge/freezer, central kitchen island with fitted breakfast bar, granite effect worksurface and range of cupboard and drawer base units below.

The family room/area benefits from glazed double doors to the rear elevation allowing access through to the garden.

First Floor

Landing

With stairs rising from the utility/boot room, fitted shelved storage cupboard,

Master Bedroom

19'2 x 11'5 (5.84m x 3.48m)

Impressive vaulted ceiling with exposed oak beams, window to the rear elevation overlooking the garden, range of fitted wardrobes, access to eaves storage space and oak door to:

En-Suite Shower Room

Fitted with a contemporary white suite comprising low level W.C with concealed cistern, large fully tiled shower cubicle with sliding door, wall mounted 'white gloss' vanity unit with inset wash-hand basin and storage beneath and tiled splash-back, stainless steel heated towel rail, tiled flooring and Velux style window to the rear elevation.

Bedroom 2

16'9 max x 11'6 (5.11m max x 3.51m)

With vaulted ceiling and window to the front elevation, two fitted wardrobes and radiator.

Bedroom 3

11'6 x 10'4 (3.51m x 3.15m)

With window to the front elevation, access to loft space and radiator.

Bedroom 4

11'4 x 10'4 (3.45m x 3.15m)

With window to the front elevation and radiator.

Family Bathroom

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled bath with fixed shower above, over stairs fitted storage cupboard, radiator and window to the rear elevation.

Outside

Gardens

To the front and side of the property is a large driveway

providing off road parking/turning space for a number of cars with well maintained hedging to the front boundary. Gated side access leads to:

The side/rear gardens are of a good size and predominantly laid to lawn being bordered with a range of beds planted with a mixture of trees, mature shrubs and seasonal flowers, abutting the rear and side of the cottage is a gravelled patio area with brick built pizza oven offering a perfect space and outside dining/entertaining.

Agent Note

** Please Note there is a pending outline planning application on the adjoining land to the side/rear of the property for up 50 dwellings (Application Ref: 21/01361/AS). Potential buyers are recommended to review the planning documents/plans available on the Ashford Borough Councils Website **

** Please Note our client is currently awaiting the decision (on appeal) for the erection of a detached 2 storey dwelling (Ref: 21/00783/AS) in the side garden and would be looking to place an overage clause on the garden for future residential development – full details to be confirmed by our clients solicitor **

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 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.



GROUND FLOOR



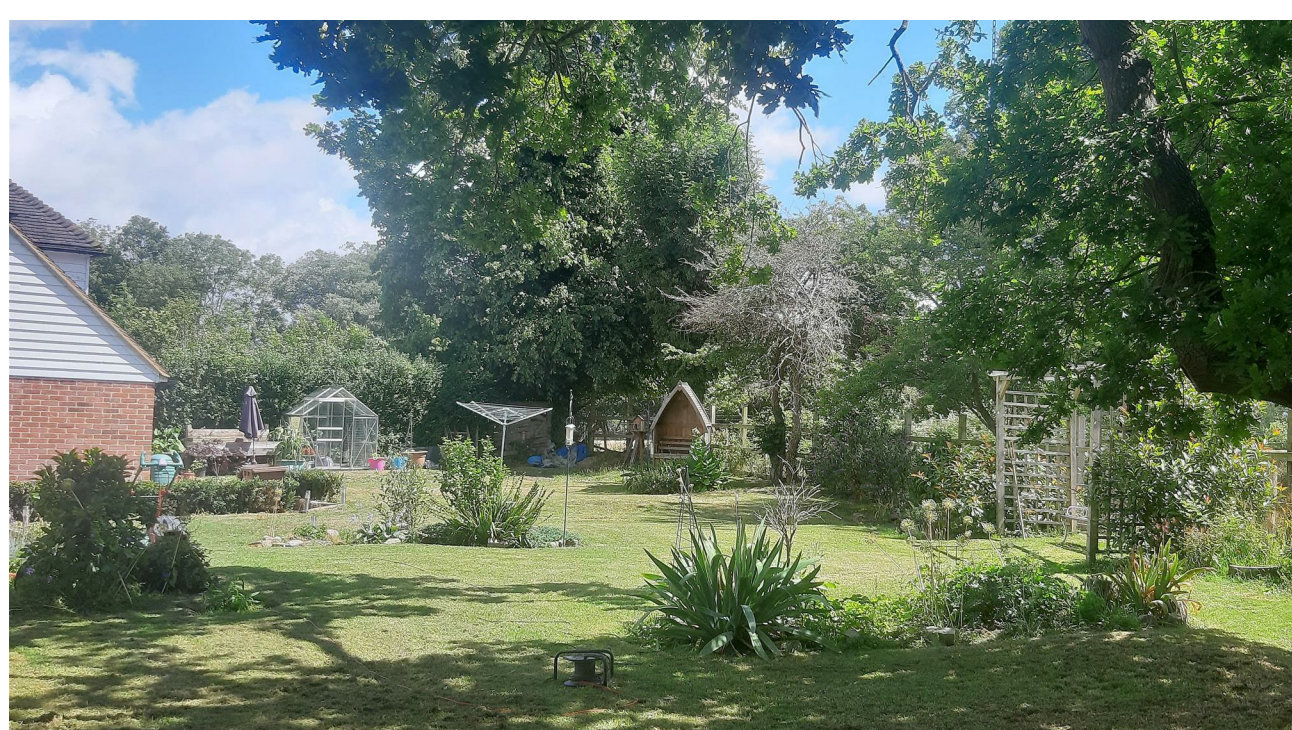
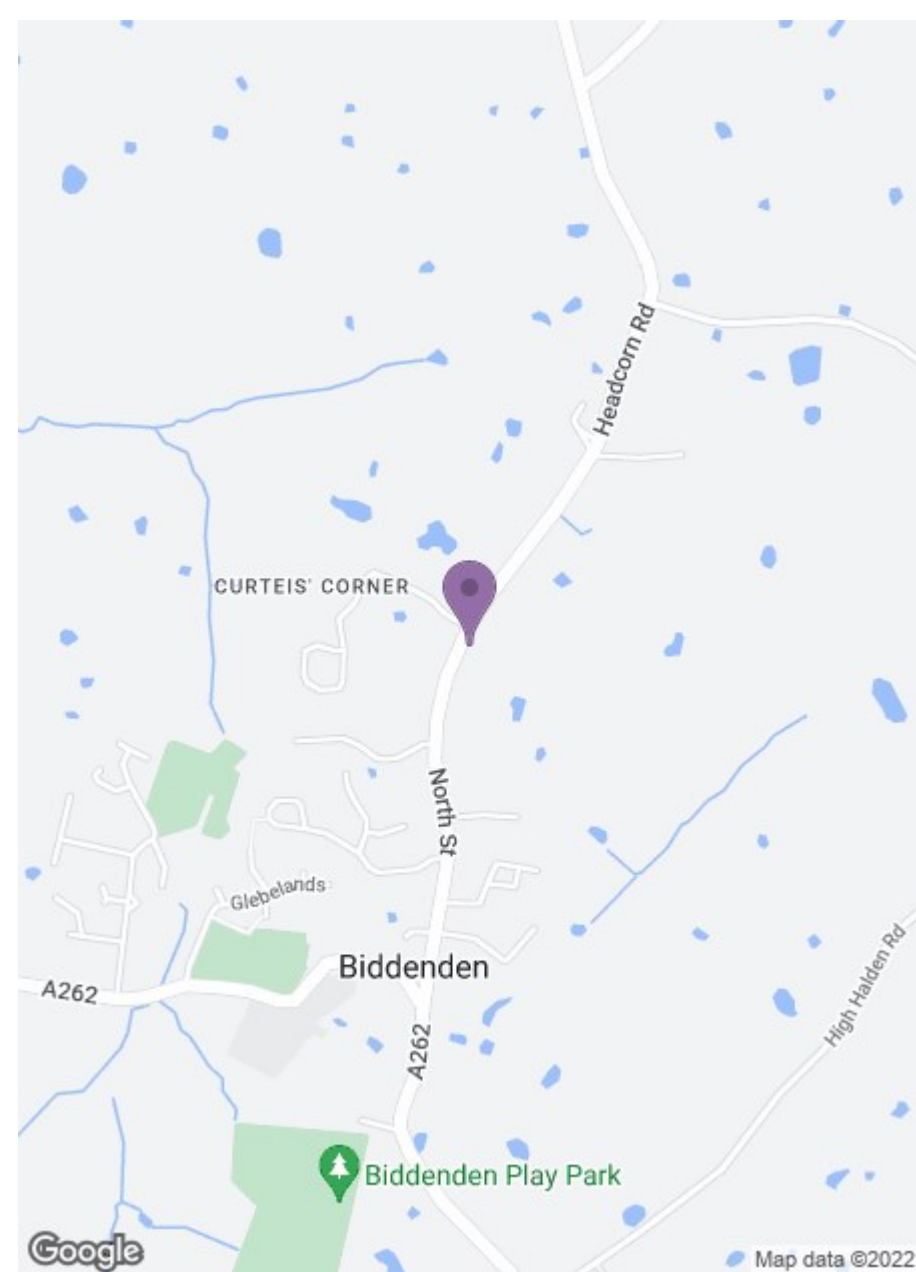
1ST FLOOR



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			92
(81-91) B			
(69-80) C		70	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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