

**RUSH
WITT &
WILSON**



**4 Claremont Place Chapel Lane, Iden Green, Kent TN17 4HG
Guide Price £340,000**

Rush Witt & Wilson are pleased to offer this most attractive mid-terrace (un-listed) cottage occupying a highly desirable lane location in the picturesque rural hamlet of Iden Green.

The well-presented accommodation is arranged over two floors and comprises of a living/dining room with impressive inglenook fireplace, kitchen and shower room on the ground floor. On the first floor are two double bedrooms and useful attic room to the second floor.

Outside, the property benefits from a single garage en-bloc with off road parking space to the front, a detached outbuilding and good sized rear garden enjoying delightful rural views across neighbouring countryside. CRANBROOK SCHOOL CATCHMENT. An internal inspection of this charming cottage is highly recommended, please call our Tenterden Branch for further information.

Living/Dining Room

13'11 x 13'5 max (4.24m x 4.09m max)

With part glazed entrance door and window to the front elevation, impressive exposed brick inglenook fireplace with oak bressumer, quarry tile hearth and inset gas fired log burning stove, stairs rising to the first floor, exposed timbers and beams, connecting door to:

Kitchen

13'3 x 6'0 (4.04m x 1.83m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing wood effect work surface with tiled splash-back and inset 1.5 bowl ceramic sink/drain unit, inset four ring electric hob with integrated oven beneath and stainless steel extractor canopy above, space and plumbing for washing machine, space and point for low level fridge/freezer, exposed beams, tiled flooring, connecting door to the shower room, window to the rear elevation and part glazed door allowing access to the garden.

Shower Room

Fitted with a white suite comprising low level W.C with concealed cistern, 'white gloss' vanity unit with inset wash-hand basin and cupboard beneath, tiled shower cubicle with folding door, stainless steel heated towel rail, obscured glazed window to the rear elevation, tiled flooring and part tiled walls.

First Floor

Landing

With stair rising from the living/dining room, exposed timbers and beams, exposed floorboards and doors to:

Bedroom 1

14'0 x 10'1 (4.27m x 3.07m)

With window to the front elevation, feature fireplace, exposed floorboards, wall mounted electric heater, exposed timbers and beams, steep staircase/fixed ladder giving access to the attic room, large fitted wardrobe with hanging rail/shelving and hot water tank.

Bedroom 2

9'11 x 9'1 (3.02m x 2.77m)

With window to the rear elevation and wall mounted electric heater.

Second Floor

Attic Room

11'6 x 10'6 (3.51m x 3.20m)

Accessed via a steep staircase/fixed ladder from bedroom 1 with window and Velux to the rear elevation enjoying pleasant rural views, exposed timbers and beams, access to eaves storage and wall mounted electric heater.

Outside

Single Garage (En-Bloc)

With and up and over door to the front elevation.

Garden

The property is approached over a shared gravelled parking area which provides visitors parking, turning space and access to the single garage en-bloc with a parking space to the front of the garage. A gated pathway leads to the cottage with an area of lawn to one side.

Abutting to the rear of the cottage is an area of hardstanding of which the neighbouring cottage has a right of way over. A gated pathway opens to an area of established garden with a well stocked flower bed and detached timber studio/outbuilding, to one side a picket gate leads through to an area of private lawned garden being bordered with a selection beds planted with mature shrubs, roses and seasonal flowers, there is a wooden green house/garden store and small patio area offering a perfect space for outside dining and enjoying the stunning rural outlook over adjoining farmland.

Studio/Outbuilding

10'11 x 8'1 (3.33m x 2.46m)

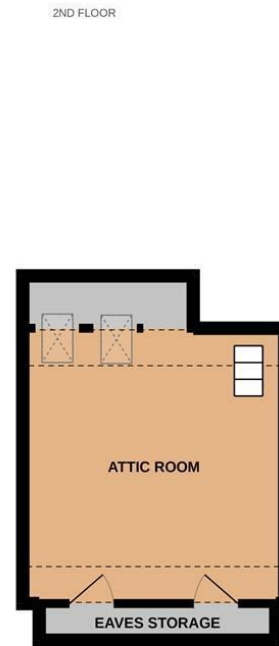
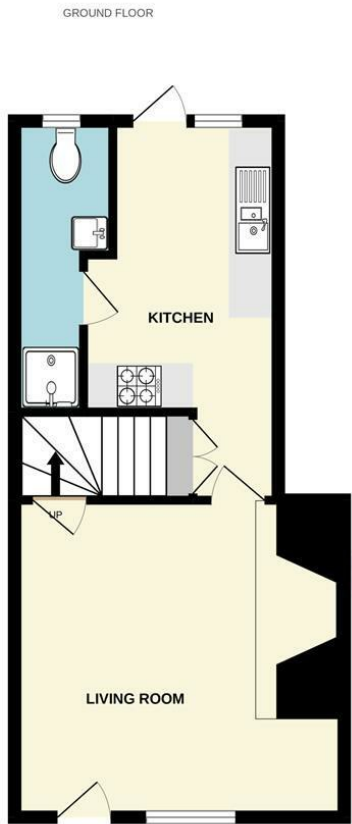
With windows to front, side and rear elevations, glazed entrance door, light and power connected.

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.

**** Please note there is a right of way across the rear of the cottage for No 3 Claremont Place ****



TOTAL FLOOR AREA: 723sq.ft. (67.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

