

**RUSH
WITT &
WILSON**



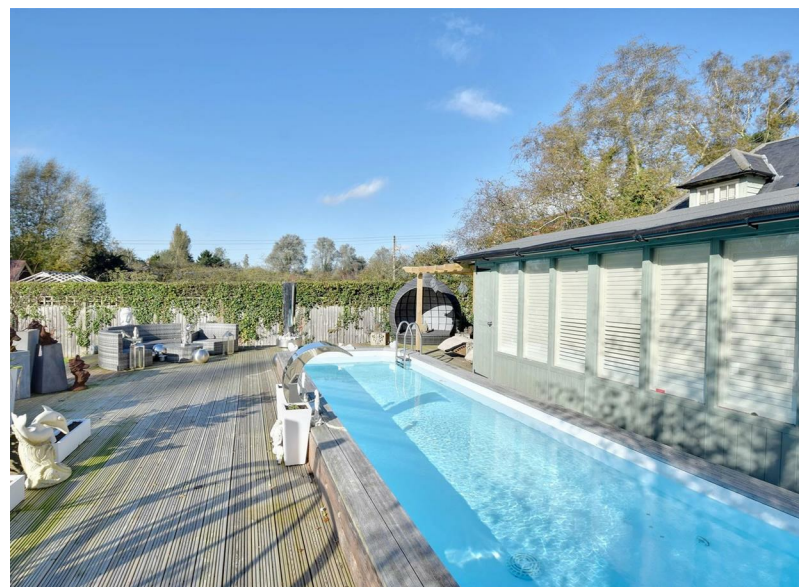
**Willow Green Cottage Heath Road, Appledore, Kent TN26 2AJ
Offers In Excess Of £650,000**

Rush Witt & Wilson are delighted to offer this stunning 'new England style' detached chalet style residence located on the outskirts of the highly sought after village of Appledore.

Having been constructed in 2012 to a high specification the spacious and versatile accommodation is arranged over two floors comprising of a generous entrance hallway, kitchen/dining room, living room with log burning stove, two double bedrooms, bathroom, utility room and cloakroom on the ground floor. Whilst on the first floor are two further double bedrooms both with en-suite facilities.

Outside are generous gardens to the side and rear, the latter offering a large decked terrace with swimming pool, a detached garage with useful loft space above, gated gravelled driveway providing extensive off road parking and an impressive 'outside snug' adjoining the rear of the property. Further benefits include fitted solar panels with feed in Tarif scheme and under floor heating through-out the entire ground floor with zonal controls, as well as the remainder of an NHBC guarantee.

Offered to the market CHAIN FREE. A full inspection is highly recommended by the Vendor's sole agents, for further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With solid oak entrance door and decorative glazed windows to the side elevation, hard wood oak flooring, stairs rising to the first floor with large walk-in storage cupboard beneath housing floor standing greenstar eco Worcester Bosch oil fired boiler and pressurised hot water tank, part glazed double doors connecting to the living room, further solid oak doors leading to:

Family Bathroom

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and storage beneath, P shaped bath with fixed shower above and fitted screen, heated towel rail, travertine tile flooring and part tiled walls and obscured glazed window to the front elevation with fitted plantation shutters.

Bedroom 3

14'2 x 10'0 (4.32m x 3.05m)

Two windows to the front elevation with fitted plantation shutters and ceiling spot lights.

Bedroom 4

15'0 x 8'11 (4.57m x 2.72m)

Window to the side elevation with fitted plantation shutters and ceiling spot lights.

Living Room

18'5 x 16'9 (5.61m x 5.11m)

With two windows to the side elevation with fitted plantation shutters, large modern wood burner with Emperado light marble hearth and back plate, hard wood oak flooring, ceiling spot lights and two sets of double doors to the rear elevation/outside snug.

Kitchen/Dining Room

16'4 x 14'10 (4.98m x 4.52m)

Fitted with a range of shaker style soft close cupboard and drawer base units with matching wall mounted cupboards, complementing white star granite work surface with matching splash-back, inset 1.5 bowel stainless steel sink/drainer unit, stainless steel Stoves four oven/5 ring induction hob cooker with stainless steel extractor canopy above, integrated Bosch dishwasher, American style fridge/freezer with filter water and ice dispenser, space and table and chairs, travertine tile flooring, window and double doors to the rear elevation, both with fitted plantation shutters. Solid oak door to:

Utility Room

7'9 x 5'11 (2.36m x 1.80m)

Fitted with a range of shaker style soft close cupboard and drawer base units with complementing work surface and inset 1.5 bowel ceramic sink unit, integrated washing-machine, solid oak door to the side elevation, window to the front elevation with fitted plantation shutters, travertine tile flooring and solid oak door leading to:

Cloakroom

Fitted with a modern white suite comprising low level W.C and 'white gloss' vanity unit with inset wash-hand basin and storage beneath, heated towel rail and travertine tile flooring.

First Floor

Landing

Impressive galleried landing with stairs rising from the entrance hallway, fitted eaves storage cupboard, Velux style window to the side elevation and solid oak doors leading to:

Bedroom 1

15'9 x 12'6 (4.80m x 3.81m)

With window to the front elevation with fitted plantation shutters, fitted wardrobe, radiator, access to eaves storage, ceiling spot lights and door to:

En-Suite Bathroom

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and double cupboard beneath, shower cubicle with sliding door, free-standing roll top bath with mixer tap and hand held shower attachment, travertine tile flooring, eaves storage, heated towel rail and obscured glazed window to the rear elevation with fitted plantation shutters

Bedroom 2

14'0 x 12'3 (4.27m x 3.73m)

With window to the rear elevation with fitted plantation shutters, fitted wardrobe, radiator, ceiling spot lights and door to:

En-Suite Shower Room

Fitted with a modern white suite comprising low level W.C, 'white gloss' vanity unit with inset wash-hand basin and storage beneath, shower cubicle with folding door, travertine tile flooring and heated towel rail.

Outside

Gardens

To the front double electric gates open to a large gravelled driveway providing extensive off road parking/turning space and access to the detached single garage, there is a selection of beds planted with a mixture of established shrubs and gated access leading to:

The rear garden is predominantly laid to lawn with a large decked terrace abutting the rear of the property offering the perfect space and outside dining/entraining, inset to the decking is the swimming pool which is heated and has an energy saving air source heat pump fitted coupled with the feed in tariff payments, making it more cost effective, It also benefits from fitted lights and central water fountain. There is a further area of lawned garden to one side and detached garden pod.

Detached Single Garage

16'2 x 12'8 (4.93m x 3.86m)

With electric up and over door to the front elevation, personal door to the side, access to useful loft storage space above, light and power connected.

Outside Snug

28'7 max x 21'10 max (8.71m max x 6.65m max)

Of timber construction with decked flooring, range of double glazed windows to the rear elevation with fitted plantation shutters overlooking the swimming pool, double doors to both side elevations opening to the garden, 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 the property benefits from Kingspan Eco private drainage system. **

** Please note the property is of modern timber frame construction **



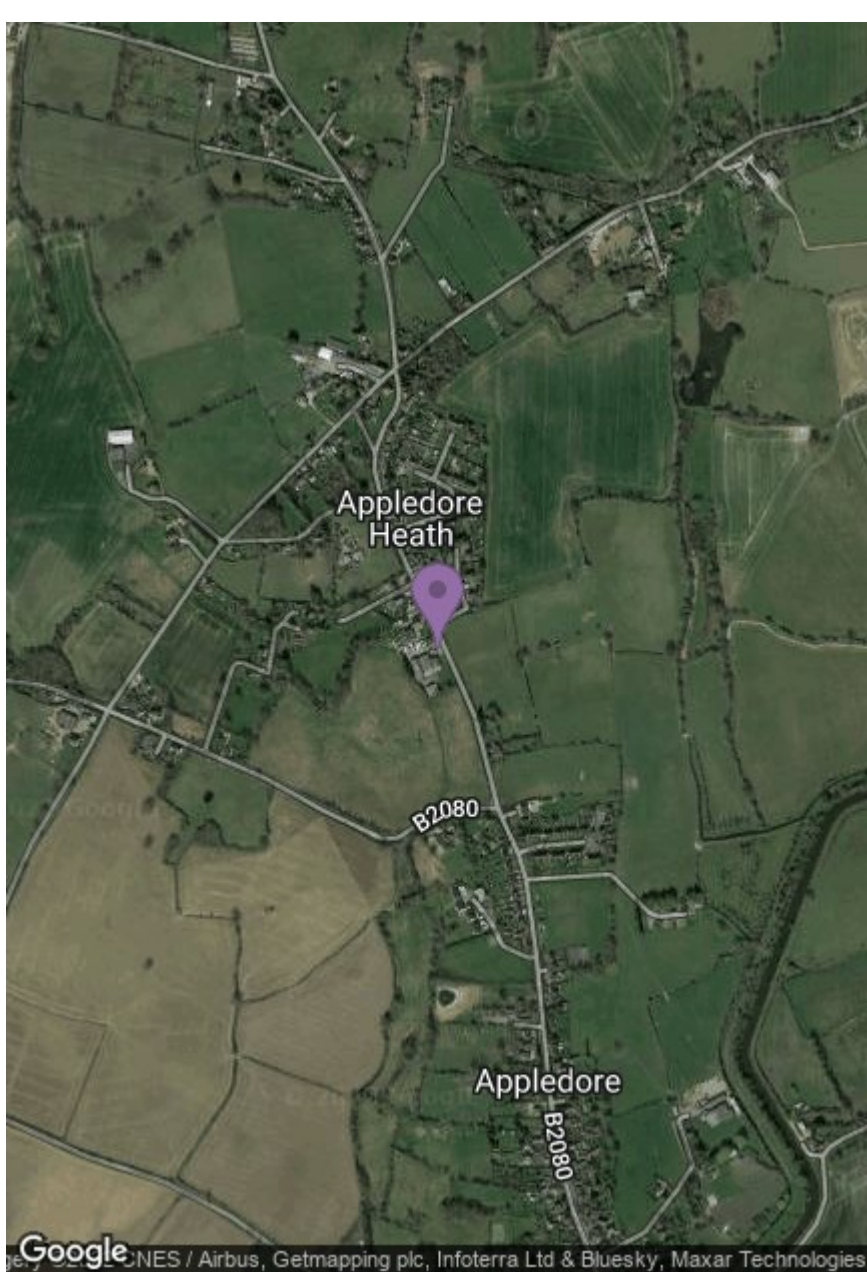
GROUND FLOOR

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(85-91) B		(81-91) B	
(69-84) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(23-38) F		(23-38) F	
(1-22) G		(1-22) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
77	85		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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