

**RUSH
WITT &
WILSON**



**1 Corner Cottages Cranbrook Road, Benenden, Kent TN17 4ES
Offers In The Region Of £475,000**

Rush Witt & Wilson are pleased to offer this most attractive end of terrace Grade II Listed cottage located on the edge of the highly sought after village of Benenden. The well proportioned accommodation offers scope to enhance and is arranged over three floors to comprise an entrance hallway, living room with impressive inglenook fireplace, dining room with log burning stove, kitchen and utility/cloakroom on the ground floor. On the first floor are two double bedrooms and the family bathroom with two further loft rooms/bedrooms located on the second floor. Outside the property offers extensive off road parking to the front and good sized established gardens to the rear. Cranbrook School Catchment. An internal inspection of this charming cottage is highly recommended to fully appreciate the fantastic potential on offer. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

Entrance Hallway

With entrance door to the side elevation, exposed brick flooring, under stairs storage cupboard and connecting doors to:

Living Room

14'10 x 10'11 (4.52m x 3.33m)

Being double aspect with windows to the front and rear elevations, impressive inglenook fireplace, radiator, exposed timbers and beams.

Dining Room

14'0 x 10'8 (4.27m x 3.25m)

With window to the side elevation, stairs rising to the first floor, inglenook fireplace with inset log burning stove, radiator and connecting door to:

Kitchen

13'6 x 6'1 (4.11m x 1.85m)

Fitted with a range of traditional styled cupboard and drawer base units with matching wall mounted cupboards, complimenting solid woodblock work surface

with tiled splash-backs, inset butler sink, space and point for electric oven, space and point for dishwasher, space and point for free standing fridge/freezer, space and plumbing for washing machine, window to the rear elevation and door allowing access to a private courtyard and garden beyond.

Connecting door to:

Utility/Cloakroom

8'9 x 4'8 (2.67m x 1.42m)

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

First Floor

Landing

With stairs rising from the dining room, window to the side elevation, exposed timbers and beams, steep staircase rising to the second floor and connecting doors to:

Bedroom 1

15'8 x 11'0 (4.78m x 3.35m)

With window to the side elevation, exposed floorboards and fitted cupboard housing insulated hot water tank.

Bathroom

White suite comprising roll top bath with mixer tap and hand held shower attachment, low level W.C, wooden shelved unit with counter top wash hand basin, heater towel rail, half panelled walls, exposed floor boards and window to the side elevation.

Bedroom 2

11'8 x 8'8 (3.56m x 2.64m)

With window to the front elevation and fitted wardrobe.

Second Floor

Landing

With steep stairs rising from the landing, fitted storage cupboard and connecting doors to:

Loft Room/Bedroom 3 (Limited head height)

11'6 max x 10'7 (3.51m max x 3.23m)

With window to the side elevation, exposed timbers and beams.

Loft Room/Bedroom 4 (Limited head height)

10'3 x 9'1 (3.12m x 2.77m)

With window to the rear elevation enjoying a pleasant rural outlook and access to eaves storage.

Outside

Garden

To the front and area of hard standing provided of road parking for several vehicles being boarded with mature heading to both sides, double gates open to:

The side/rear established gardens are a particular feature of the cottage and are of a good size being predominantly laid to lawn being interspersed with a selection of shrubs and fruits trees, a small allotment/vegetable garden, green house and all being boarded with well stocked beds planted with a mixture of trees, shrubs and seasonal flowers providing full privacy. To the rear the garden adjoins and enjoys views over open countryside.

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 has an area of flying freehold..



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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