

**RUSH  
WITT &  
WILSON**



**4 Oakfields, Iden Green, Cranbrook, Kent TN17 4HD  
Guide Price £425,000**

**Rush Witt & Wilson are pleased to offer this well-presented and extended family home located in the heart of the picturesque rural hamlet of Iden Green.**

**The well-proportioned accommodation is arranged over three floors and comprises of an entrance hallway, living room with direct access to the garden, conservatory and stunning open plan kitchen/dining/family room on the ground floor. On the first floor is the family bathroom and two double bedrooms, one with an en-suite shower room and the other benefiting from an adjoining games room/bedroom4. To the second floor is a further double bedroom. Outside the property offers driveway parking to the front and a good sized rear garden with a detached workshop. Further benefits include fitted solar panels, oil central heating and UPVC double glazed windows. Cranbrook School Catchment.**

**An internal inspection of this impressive home is highly recommended, please call our Tenterden Branch on 01580 762927 for further information.**



### **Entrance Hallway**

With obscured glazed entrance door and window to the front elevation, stairs rising to the first floor, fitted coat/storage cupboard, grey oak effect laminate flooring and door leading through to:

### **Kitchen/Dining/Family Room**

25'9 max x 18'3 max (7.85m max x 5.56m max)

This impressive open-plan space benefits from being double aspect with windows to the front and rear elevations, obscured glazed door to the side elevation, connecting door through to the living room and sliding patio doors through to the conservatory, space for table and chairs, grey oak effect laminate flooring, under stairs storage and two radiators.

The kitchen area is fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing granite effect work surface with inset 1.5 bowl stainless steel sink/drainage unit and tiled splash-backs, inset four ring Lamona electric hob with integrated double oven beneath and stainless steel extractor canopy above, space and point for dishwasher, space and point for free standing fridge/freezer, space and plumbing for washing machine, grey oak effect laminate flooring and fitted breakfast bar.

### **Living Room**

15'0 x 14'11 (4.57m x 4.55m)

Being double aspect with window to the front and glazed double doors to the rear elevation allowing access through to the garden, two radiators.

### **Conservatory**

11'11 x 8'6 (3.63m x 2.59m)

With a range of windows and double doors to the rear elevation allowing access through to the garden and a useful fitted storage cupboard.

### **First Floor**

#### **Landing**

With stairs rising from the entrance hallway, two windows to the front elevation, stairs rising to the second floor/bedroom 3, radiator and doors leading to:

### **Bedroom 1**

13'7 max x 10'9 (4.14m max x 3.28m)

With window to the rear elevation, range of full height fitted wardrobes with mirrored sliding doors, radiator and door to:

### **En-Suite Shower Room**

Fitted with a modern white suite comprising low level W.C (sani-flow system) , white gloss vanity unit with inset wash-hand basin and fitted storage cupboard beneath, tiled shower cubicle with sliding doors, under stairs storage cupboard, fully tiled walls and recessed ceiling spot lights.

### **Bedroom 2**

11'9 x 10'9 (3.58m x 3.28m)

With window to the rear elevation, fitted airing cupboard housing insulated hot water tank, radiator and doorway through to:

### **Adjoining Games Room/Bedroom 4**

14'10 x 11'6 (4.52m x 3.51m)

Being double aspect with windows to the side and rear elevations, radiator and access to eaves storage.

### **Family Bathroom**

Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, panelled jacuzzi bath with mixer tap and hand help shower attachment, stainless steel, heated towel rail, fully tiled walls and obscured glazed window to the side elevation.

### **Second Floor**

#### **Bedroom 3**

22'6 max x 8'5 (6.86m max x 2.57m)

Being double aspect with Velux style windows to the front and rear elevations, radiator, recessed ceiling spot lights and access to eaves storage.

### **Outside**

#### **Gardens**

To the front a driveway provided off road parking with an area of lawn to one side and pathway proceeding to the front door. Gated side access leads to:

The good sized rear garden offers a generous raised decked terrace abutting the rear of the property offering a perfect space for outside dining and entertaining, this leads to a good sized area of level lawn bordered with conifer hedging, there is a further decked seating area and pathway leading down to the detached workshop at the end of the garden.

### **Detached Workshop**

23'6 x 12'10 (7.16m x 3.91m)

With up and over garage door to the front elevation, personal door and two windows to the side, light and power connected.

### **Agent Note**

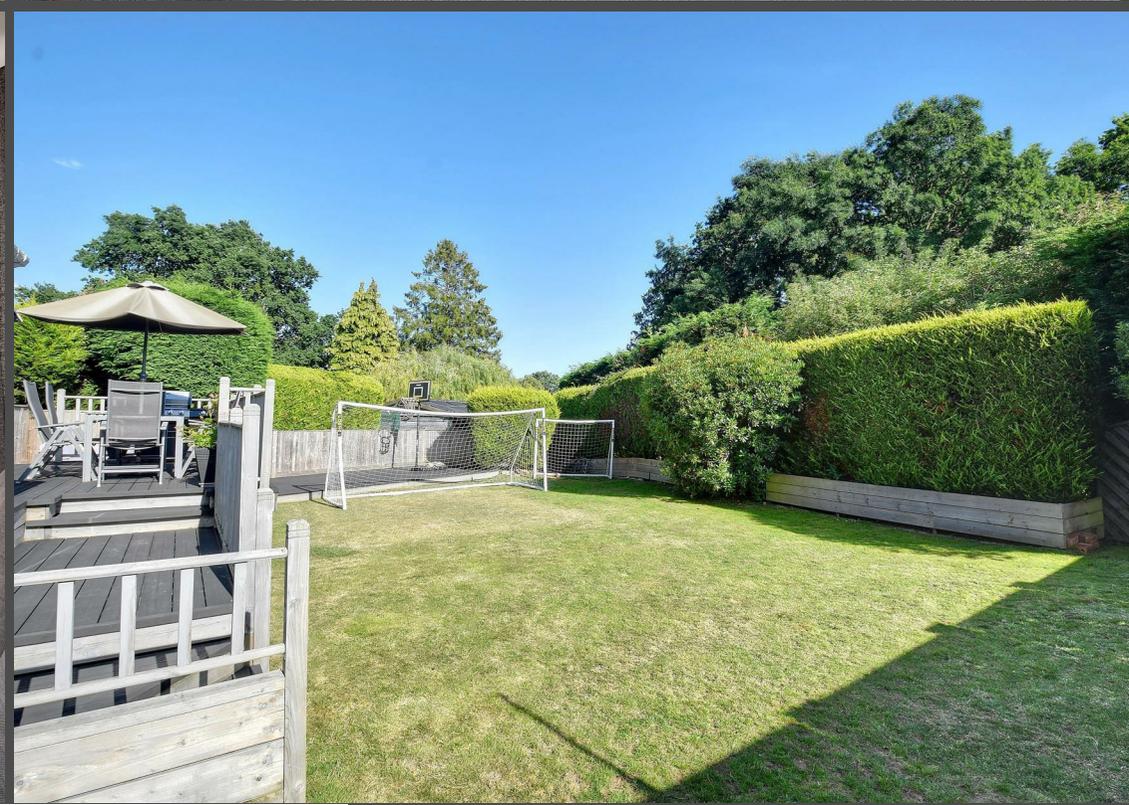
Please note that this property is of Pre-Cast Reinforced Concrete construction, a PCR certificate has been obtained to satisfy mortgage lenders

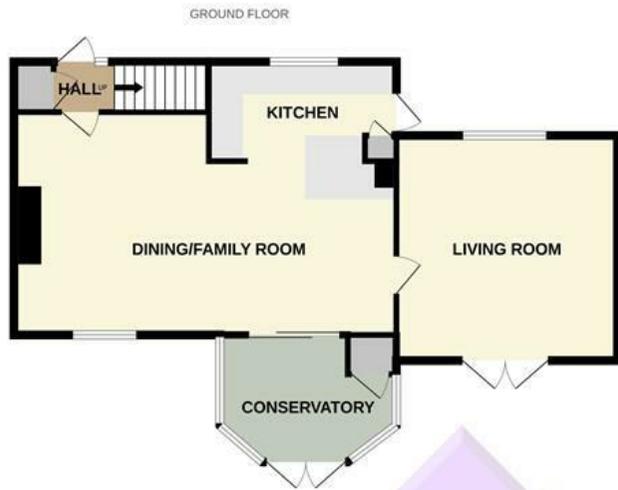
We are advised that the installed solar panels have generated approximately £1,800 in income during 2022-2023.

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 not be assumed that the property has all necessary planning, building regulation or other consents. None of the services or appliances mentioned in these sale particulars have been tested.

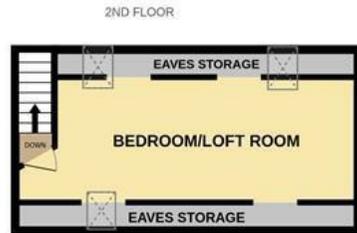
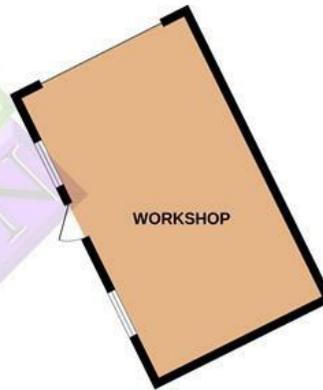
Rush Witt & Wilson advise all prospective purchasers should satisfy themselves by full inspection, survey, searches/enquiries and professional advice about all relevant aspects of the property. The text, photographs and floor plans are for guidance only and the measurements quoted are approximate and should not be relied upon for any other purpose.

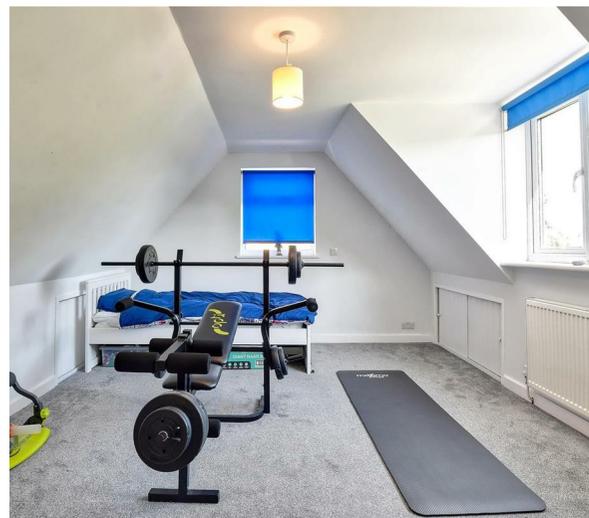
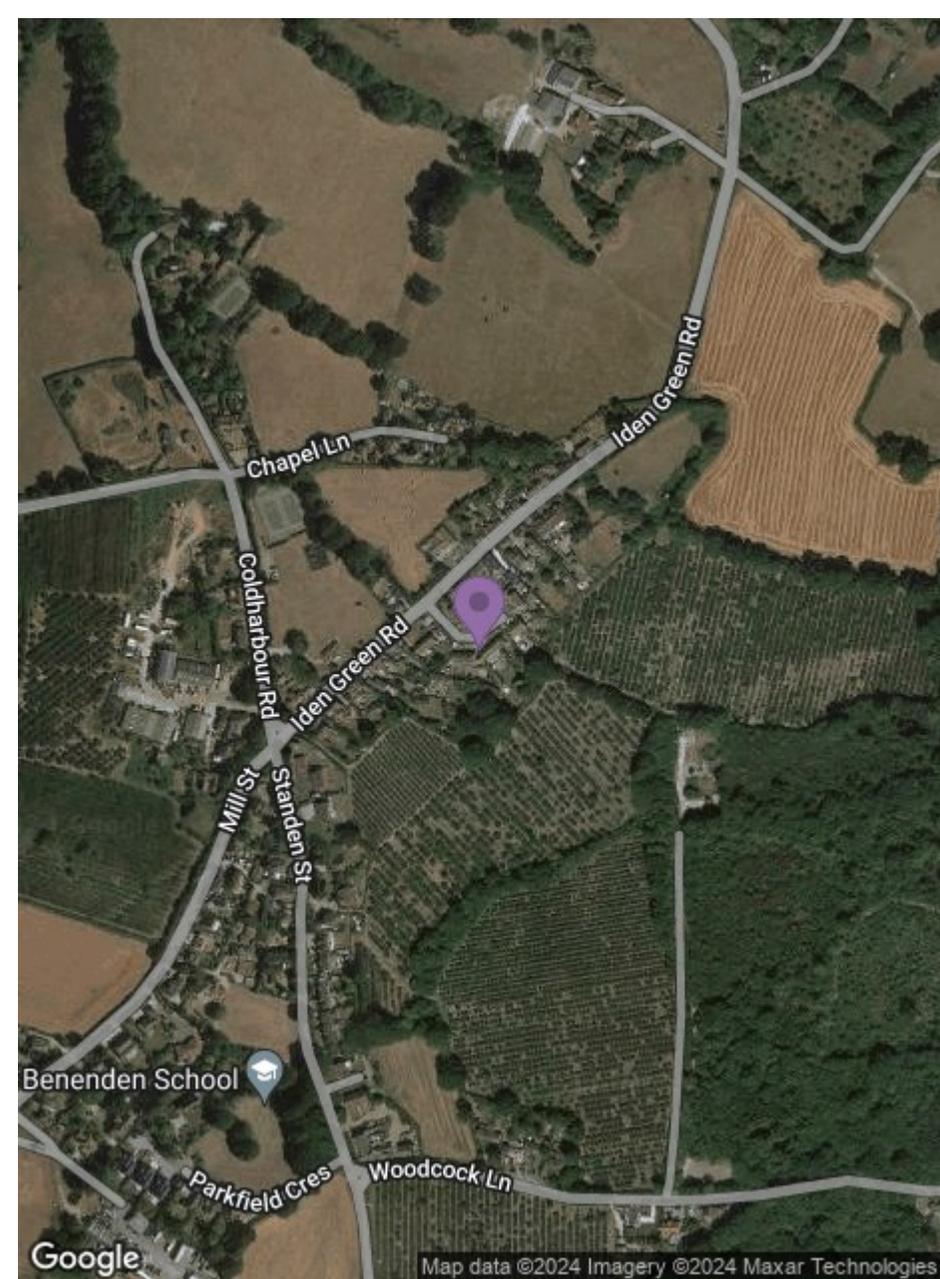




Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A	65	76	Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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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