RUSH WITT & WILSON

1 Laurel Cottages The Street, Benenden, Cranbrook, Kent TN17 4BZ
Offers In Excess Of £495,000

Rush Witt & Wilson are pleased to offer this most attractive Grade II Listed end of terrace cottage occupying a high street location within the heart of the highly sought after village of Benenden.

The well presented accommodation is arranged over two floors and comprising of two receptions rooms both with log burning stoves, an impressive kitchen/breakfast room and cloakroom on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property benefits from gardens to the side and rear and a single off road parking space located just a short walk away. Cranbrook School Catchment.

An internal inspection of this charming cottage is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580762927.

Living Room
12'1 max x 11'7 (3.68m max x 3.53m)
With entrance door to the side, attractive bay window to the front elevation, feature fireplace with wooden surround/mantel, quarry tiled hearth and inset log burning stove, exposed floorboards, radiator, stair rising to the first floor with fitted storage cupboard beneath and door to:

Dining Room
13'9 x 10'1 (4.19m x 3.07m)
With window to the side elevation, feature fireplace with wooden surround/mantel, quarry tiled hearth and inset log burning stove, exposed floorboards, radiator and door to:

Kitchen/Breakfast Room
17'4 x 11'1 max (5.28m x 3.38m max)
Being extensively fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with inset butler sink, space and point for range style cooker with extractor canopy above, intergraded dishwasher, space and plumbing for washing machine, space and point for fridge/freezer, wall mounted gas fired boiler, stable door allowing access through to the garden, windows to the side and rear elevations, door to:

Cloakroom
Fitted with a white suite comprising low level W.C and pedestal wash-hand basin with tiled splash-back, stainless steel heated towel rail and window to the rear elevation.

First Floor

Landing
With stairs rising from the living room, fitted shelved storage cupboard, half panelled walls and doors to:

Bedroom 1
13'1 max x 12'0 (3.99m max x 3.66m)
With attractive bay window to the front elevation, feature fireplace, fitted wardrobe/storage cupboard and radiator.

Bedroom 2
10'0 x 8'6 (3.05m x 2.59m)
With window to the side elevation, access to loft space and radiator.

Bedroom 3
9'6 x 7'2 (2.90m x 2.18m)
With two windows to the rear elevation and radiator.

Bathroom
Fitted with a white suite comprising low level W.C, pedestal wash-hand basin, roll top bath with mixer tap and hand held shower attachment, fully tiled shower cubicle with sliding door, stainless steel heated towel rail, half panelled walls, ceiling spot lights and obscured glazed window to the rear elevation.

Outside

Garden/Parking Space
The side/rear gardens are predominantly laid to lawn being boarded with a selection of trees and beds planted with a mixture of shrubs and seasonal flowers, there is a delightful gravelled seating area providing space for outside dining/entertaining and a timber garden store. To the end of the garden a pathway (of which the neighbouring cottage enjoys right of way over) offers side access.

The cottage also benefits from a single off road parking space located just a short walk away in St Georges Place off the New Pond Road, further on street parking is available along The Street.

Agent Note
Council Tax Band: D

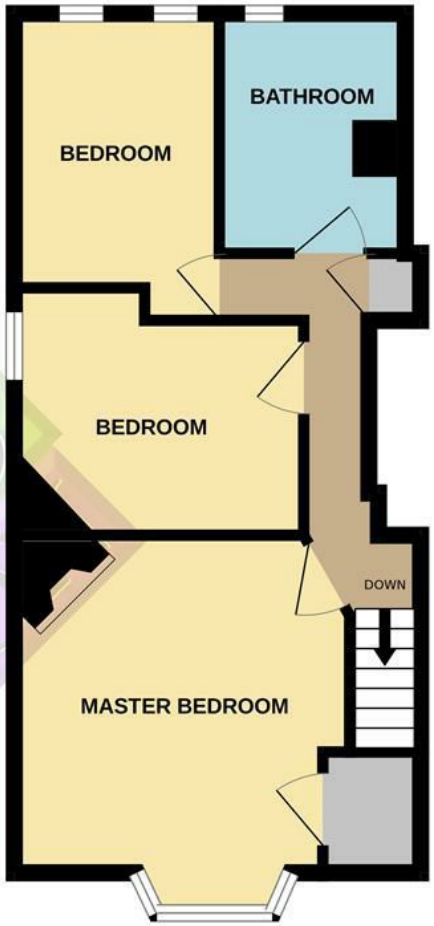
Please note the cottage has a small area of flying freehold.

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.

GROUND FLOOR

1ST FLOOR



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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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The Property Ombudsman
Relocation agent network