

**RUSH  
WITT &  
WILSON**



**Orchard Cottage, Catts Hill, Stone, Tenterden, Kent TN30 7JR  
Offers In The Region Of £325,000 Freehold**



Rush Witt & Wilson are pleased to offer this attractive detached single storey cottage located in the highly sought after rural hamlet of Stone, being within easy access of both Tenterden and Rye.

The accommodation offers scope to enhance/modernise through-out and comprises of an entrance hallway, kitchen/dining room, living room, snug/study, double bedroom and bathroom. Outside the property benefits from a driveway to the front and established gardens to the side/rear. Offered to the market CHAIN FREE.

An internal inspection is highly recommended. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.

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

22'8 max x 11'3 (6.91m max x 3.43m)  
Fitted with a range of traditional style cupboard and drawer base units with complimenting worktop surfaces, inset sink drainer unit, space for electric oven, freestanding Rayburn cooker, cupboard housing insulated hot water tank, space and plumbing for washing machine, quarry tiled flooring, range of fitted storage cupboards, wall mounted electric panel heater, windows to both side elevations, door allowing access to the garden, Velux style window, door through to:

#### **Living Room**

10'7 x 11'6 (3.23m x 3.51m)  
Double aspect with windows to both side elevations, feature fireplace with inset electric fire, electric storage heater, door through to:

#### **Study/Snug**

10'2 x 11'4 (3.10m x 3.45m)  
Window to the side elevation, range of fitted storage cupboards, electric storage heater, door through to:

#### **Hallway**

5'9 x 3'7 (1.75m x 1.09m)  
Part glazed entrance door to the side elevation, tile effect flooring, doors off to the following:

#### **Bathroom**

5'0 x 7'3 (1.52m x 2.21m)  
Fitted with a white suite comprising low level wc, floor standing vanity unit with inset wash hand basin and fitted cupboard beneath, wood panelled bath with hand held shower attachment, part tiled walls, stainless steel heated towel rail, tile effect flooring, roof light/small Velux style window to the side elevation.

#### **Bedroom**

16'5 x 10'2 (5.00m x 3.10m)  
Window to the side elevation, access to loft space, electric storage heater, range of fitted wardrobes.

#### **Outside**

##### **Front Garden**

Small driveway providing off road parking for one car, gated access leading through to:

##### **Side/Rear Garden**

Established side/rear gardens are predominantly laid to lawn being bordered with a mixture of well stocked beds planted with a range of fruit trees, mature shrubs and an array of seasonal flowers and roses. There is a paved patio area offering space for outside dining/entertaining and two timber garden store to the end of the garden.

#### **Agents Note**

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's

Solicitors.

#### **Important Notice:**

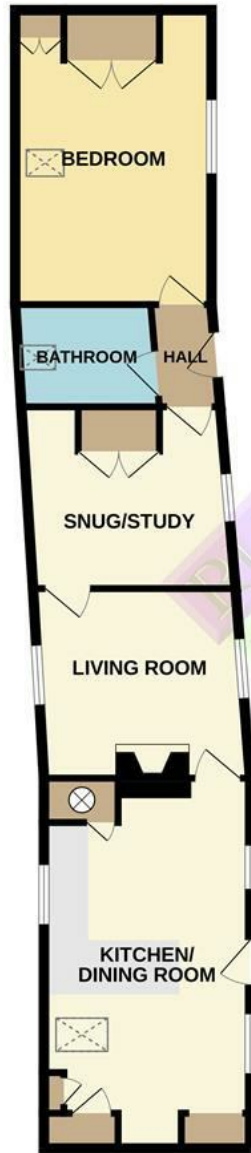
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	22
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC



