

**RUSH
WITT &
WILSON**



**Plum Cottage Stone, Tenterden, Kent TN30 7JN
Offers In The Region Of £375,000 Freehold**

Rush Witt & Wilson are pleased to offer the opportunity to acquire this attractive semi-detached (un-listed) cottage located in the heart of the sought after village rural hamlet of Stone.

This delightful cottage offers well-proportioned accommodation comprises of a living room with log burning stove, kitchen/dining room and cloakroom on the ground floor. On the first floor are two bedrooms and a shower room. Outside the cottage benefits from off road parking to the front and an good sized rear garden.

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

Living Room

18'4 x 12'10 (5.59m x 3.91m)

Double aspect with entrance door and window to the front elevation, further window to the side, attractive feature fireplace with inset log burning stove, range of exposed timbers and beams, two wall mounted electric storage heaters, part glazed door opening to:

Inner Hallway

Stairs rising to the first floor, fitted electric storage heater, connecting doors to:

Cloakroom/WC

Fitted with a white suite comprising low level wc, wall mounted wash hand basin with tiled splashback, wood effect flooring, window to the rear elevation.

Kitchen/Dining Room

14'1 x 12'2 max (4.29m x 3.71m max)

Fitted single base unit cupboard with complimenting solid woodblock work surface, inset one and a half bowl sink drainer unit, space and point for electric oven, space and plumbing for washing machine and dishwasher, space and point for low level fridge/freezer, solid fuel rayburn cooker, freestanding dresser unit, wood effect tile flooring, wall

mounted electric storage heater, part glazed door to the front elevation, windows to the side and rear, space for table and chairs, exposed beams.

First Floor

Landing

Stairs rising from the inner hallway with access to loft space, electric storage heater, window to the rear elevation, fitted airing cupboard housing insulated hot water tank, part glazed doors leading to:

Bedroom Two

14'2 x 8'4 (4.32m x 2.54m)

Window to the side elevation, electric storage heater.

Bedroom One

12'2 max x 9'9 (3.71m max x 2.97m)

Window to the front elevation enjoying a pleasant outlook over fields and farmland, range of shelved storage, electric storage heater.

Shower Room

Fitted with a white suite comprising low level wc, pedestal wash hand basin with tiled splashback, shower cubicle, half wood panelled walls, fitted storage cupboard, radiator with heated towel rail fitment, window to the side elevation.

Outside

Front of Property

Double gates open to a generous paved driveway providing off road parking for a number of vehicles with an area of level lawn, bordered with a range of brick edged beds planted with a mixture of shrubs, gated side access leads through to:

Rear Garden

Being of a good size with a paved patio area abutting the rear and side of the cottage offering a perfect space for outside dining and entertaining which leads to a level area of lawn being bordered with a mixture of beds, planted with a mixture of shrubs and seasonal flowers, gravelled area of garden, small greenhouse and a number of timber outbuildings 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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

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	
Current	Potential
Very energy efficient - lower running costs	
(12-14) A	79
(11-11) B	
(10-10) C	
(15-16) D	
(18-14) E	
(21-30) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(01-01) B	
(00-00) C	
(05-00) D	
(00-04) E	
(01-00) F	
(1-00) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

