

**RUSH
WITT &
WILSON**



**Shepherds Hey , Dingleden, Benenden, Kent TN17 4JU
Guide Price £850,000**

Rush Witt & Wilson are pleased to offer this simply stunning newly constructed 'new England style' detached chalet style home occupying a delightful location in the sought after rural hamlet of Dingleden on the outskirts of Benenden.

Having been finished to a extremely high standard through out the generously proportioned accommodation is arranged over two floors and comprises of an entrance hallway with vaulted ceiling, cloakroom, study, impressive 29'7 living room with feature fireplace and stunning kitchen/dining room with bi-fold doors giving direct access to the garden on the ground floor. On the first floor is a delightful part galleried landing, four bedrooms, the main with an en-suite shower room and the family bathroom. Outside the property benefits from off road parking for a number of cars and lawned rear garden with a generous paved patio.

Further benefits include an air source heat pump heating system, under floor heating through-out the ground floor and a 10 year Buildzone builders warranty. Offered to the market CHAIN FREE. CRANBROOK SCHOOL CATCHMENT. A viewing is highly recommended to fully appreciate all this fantastic new home has to offer and its stunning rural location. For further information and to arrange a viewing please call our Tenterden office on 01580 762927.



Entrance Hallway

With part vaulted ceiling, entrance door and window to the front elevation, engineered oak flooring with under floor heating, recessed ceiling spotlights, stairs rising to the first floor with small fitted storage cupboard beneath and oak doors to:

Cloakroom

Fitted with white 'two-in-one' low level W.C with inset wash-hand basin, engineered oak flooring with under floor heating and recessed ceiling spotlights.

Study

9'3 x 5'11 (2.82m x 1.80m)

With window to the rear elevation, engineered oak flooring with under floor heating and recessed ceiling spotlights.

Living Room

29'7 x 15'0 (9.02m x 4.57m)

Being triple aspect with windows to the front, side and rear elevations, attractive exposed brick feature fireplace with slate tile hearth and oak Bessemer, engineered oak flooring with under floor heating and glazed double doors to the rear elevation allowing access through to the garden.

Kitchen/Dining Room

21'5 x 13'3 (6.53m x 4.04m)

Fitted with a range of grey shaker style cupboard and drawer base units with matching wall mounted cupboards, complementing work surface with matching splash and inset ceramic 1.5 bowl sink/drain unit, inset Zanussi induction hob with attractive tiled splash-back and stainless steel extractor canopy above, upright unit housing integrated Zanussi double oven, integrated Zanussi dishwasher, integrated Zanussi fridge and freezer, integrated Zanussi washing machine, integrated tumble dryer, under cabinet lighting, breakfast bar, fitted wooden shelving, engineered oak flooring with under floor heating, space for table and chairs, window to the front elevation and glazed bi-fold doors to the rear elevation allowing access through to the garden.

First Floor

Landing

Being part galleried with stairs rising from the entrance hallway, window to the front elevation, radiator and oak doors to:

Bedroom 1

19'3 max x 12'11 max (5.87m max x 3.94m max)

With window to the rear elevation, fitted wardrobe, radiator, fitted cupboard housing pressurized hot water tank system, Velux style window to the side elevation, recessed ceiling spotlights and oak door to:

En-Suite Shower Room

Fitted with a white suite comprising low level W.C, vanity unit with inset wash-hand basin, shaver point and fitted cupboard beneath, illuminated de-misting mirror, fully tiled corner shower cubicle with double sliding doors, chrome heated towel rail, recessed ceiling spotlights, wood effect flooring with underfloor heating and obscured glazed window to the side elevation.

Bedroom 2

15'1 x 10'0 (4.60m x 3.05m)

With window to the front elevation enjoying pleasant rural views, recessed ceiling spotlights and radiator.

Bedroom 3

13'4 max x 11'2 max (4.06m max x 3.40m max)

With window to the rear elevation, recessed ceiling spotlights and radiator.

Bedroom 4

13'4 x 10'0 (4.06m x 3.05m)

With window to the front elevation enjoying pleasant rural views, recessed ceiling spotlights and radiator.

Bathroom

Fitted with a white suite comprising low level W.C, free standing roll top bath with hand held shower attachment, vanity unit with inset wash-hand basin, shaver point and fitted cupboard beneath, illuminated de-misting mirror, fully tiled corner shower cubicle with double sliding doors, chrome heated towel rail, recessed ceiling spotlights, wood effect

flooring with underfloor heating and obscured glazed window to the rear elevation.

Outside

Gardens

A gravelled driveway with provision for a car charging point to one side of the property provides off road parking for a number of cars with a paved pathway to the front door bordered on one side with a small area of lawn. To the front boundary is picket fencing and gated side access to:

The rear garden is predominantly laid to lawn with a generous paved patio abutting the the rear of the property offering a perfect space and outside dining and entertaining, a stepping stone pathway leads to a timber garden store.

Agent Note

Council Tax Band: To be Advised (new build)

Please note the property is on private drainage.

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.



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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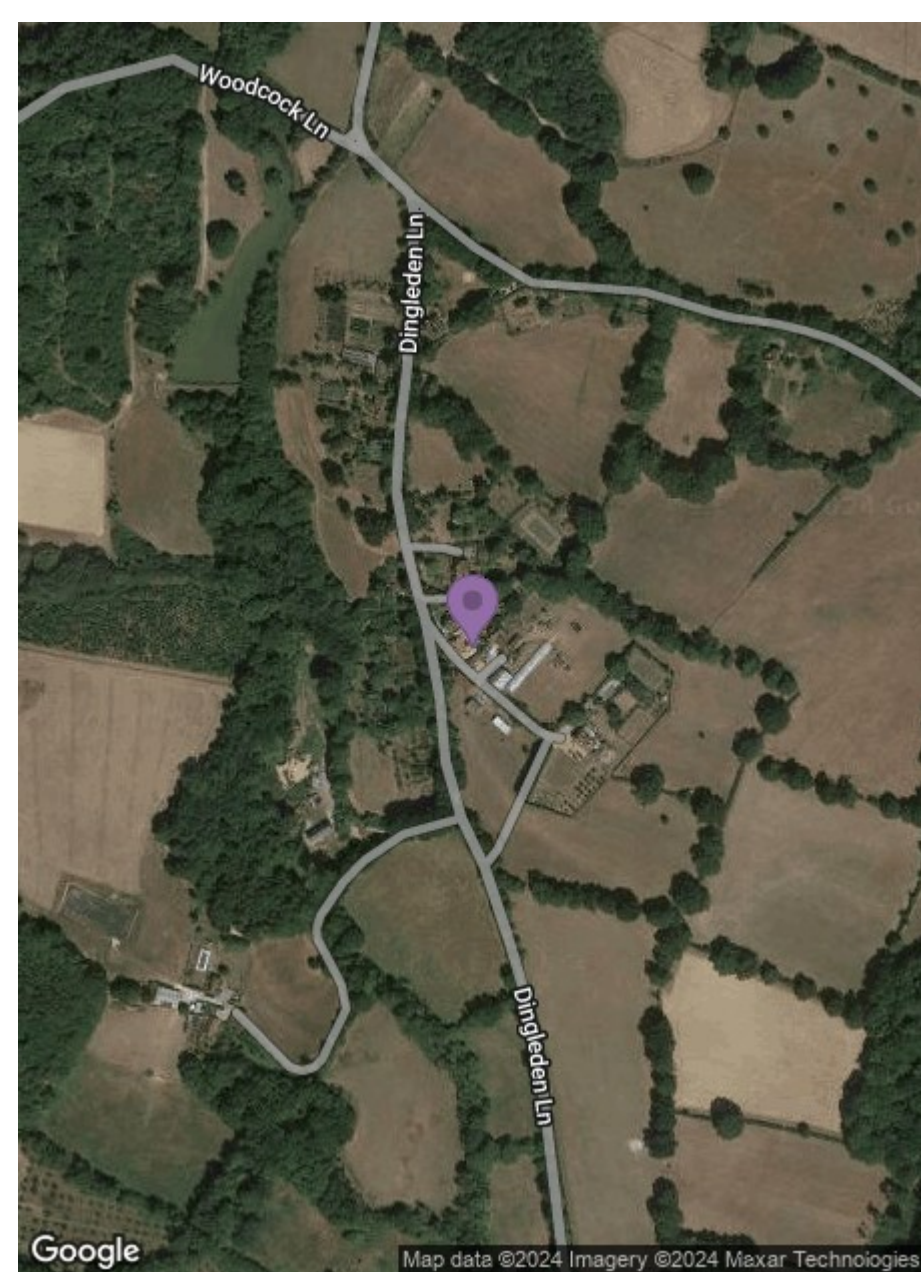
1ST FLOOR



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 86 | 94 | A | A |

Energy Efficiency Rating: 86 (Current), 94 (Potential). Environmental Impact (CO₂) Rating: A (Current), A (Potential).

England & Wales EU Directive 2002/91/EC



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**94 High Street
Tenterden
Kent
TN30 6JB
Tel: 01580 762927
tenterden@rushwittwilson.co.uk
www.rushwittwilson.co.uk**