

**RUSH
WITT &
WILSON**

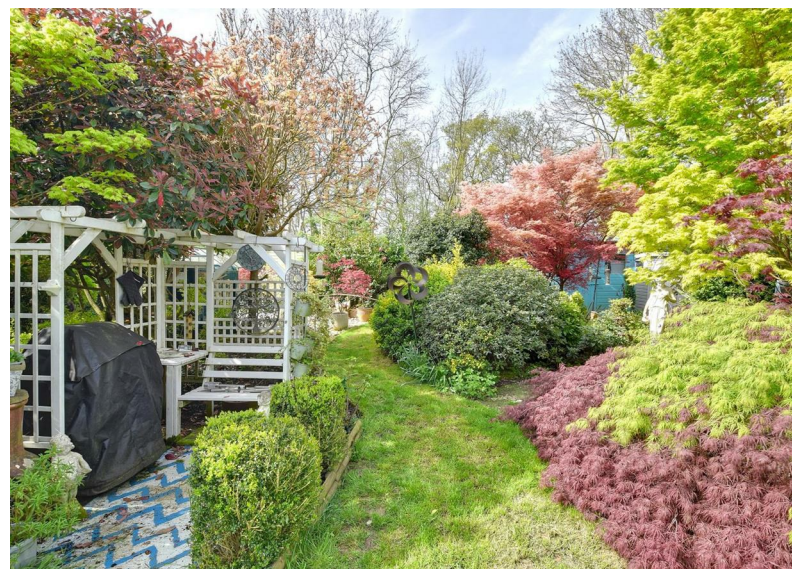


12 Stone Green, Stone, Tenterden, Kent TN30 7JS
Offers In The Region Of £415,000

Rush Witt & Wilson are pleased to offer this well presented semi-detached family home with good sized established rear gardens occupying a quiet cul-de-sac setting in the highly sought after rural hamlet of Stone.

The well proportioned accommodation is arranged over two floors and comprises of an entrance hallway, living room with wood burning stove, kitchen/dining room, utility area, cloakroom and conservatory on the ground floor. On the first floor are three bedrooms and the family bathroom. Outside the property offers private off road parking for two cars and truly impressive established rear gardens overlooking adjoining farmland/woodland and enjoying a south westerly aspect.

An internal inspection is highly recommended to fully appreciate this properties spacious accommodation and stunning gardens. For further information and to arrange a viewing please call our Tenterden office on 01580762927



Entrance Hallway

With part decorative glazed entrance door to the front elevation, stairs rising to the first floor with window to the front, radiator, stone tiled flooring, archway through to the utility area and solid wood arched door to:

Living Room

27'1 x 10'10 max (8.26m x 3.30m max)
With two windows to the rear elevation and part glazed stable door allowing access to the garden, two feature fireplaces, one with wooden surround and inset log burning stove, two radiators and exposed timbers/beams.

Utility Area

12'3 x 6'3 (3.73m x 1.91m)
With window to the front elevation, fitted woodblock worksurface with space and plumbing beneath for washing machine and space and point for tumble dryer, radiator, stone tiled flooring, solid wood arched door through to the kitchen/dining room and door to:

Cloakroom

Fitted with a white suite comprising W.C with high level flush and wall mounted corner wash-hand basin, stone tiled flooring and obscured glazed window to the front elevation.

Kitchen/Dining Room

13'0 x 12'4 (3.96m x 3.76m)
Fitted with a range of traditional 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 tiled splash-back and fitted extractor canopy above, space and point for free standing fridge/freezer, floor standing oil fired boiler, space for table and chairs, two windows to the front elevation, stone tiled flooring and glazed double doors opening through to:

Conservatory

13'3 x 12'8 (4.04m x 3.86m)
With a range of windows to the side and rear elevations, wood effect flooring, radiator and glazed double doors allowing access to the garden.

First Floor

Landing

With stairs rising from the entrance hallway with window over, access to loft space and doors to:

Bedroom 1

13'11 x 10'1 (4.24m x 3.07m)
With window to the rear elevation overlooking the garden, feature fireplace, recessed wardrobe space and radiator.

Bedroom 2

10'6 x 10'2 (3.20m x 3.10m)
With window to the rear elevation overlooking the garden and radiator.

Bedroom 3

10'8 x 6'7 (3.25m x 2.01m)
With window to the rear elevation overlooking the garden and radiator.

Family Bathroom

Fitted with a white suite comprising W.C with high level flush, pedestal wash-hand basin, roll top corner bath with mixer tap and hand held shower attachment, tiled shower cubicle, radiator with stainless steel heated towel rail, window to the side elevation, fully tiled walls and flooring.

Outside

Private Off Road Parking/Gardens

To the front is a sloping area of lawn with steps/pathway proceeding to the front door, located adjacent the property is a separate area of ground which provides private off road parking or two cars. Gated side access leads to:

The well-stocked and good sized rear gardens benefit from a south westerly aspect and are a real feature of the property having been thoughtfully landscaped and maintained by the current owners. Abutting the rear of the property being accessed from the living room and conservatory i s a generous paved patio area offered a perfect space for outside dining/entertaining, steps leads to the area of lawn being bordered and interspersed with a range of well stocked and established beds planted with a array of mature shrubs and

seasonal flowers, a number of pathway meander through the gardens with a selection further seating areas and a green house and three timber garden stores.

Agent Note

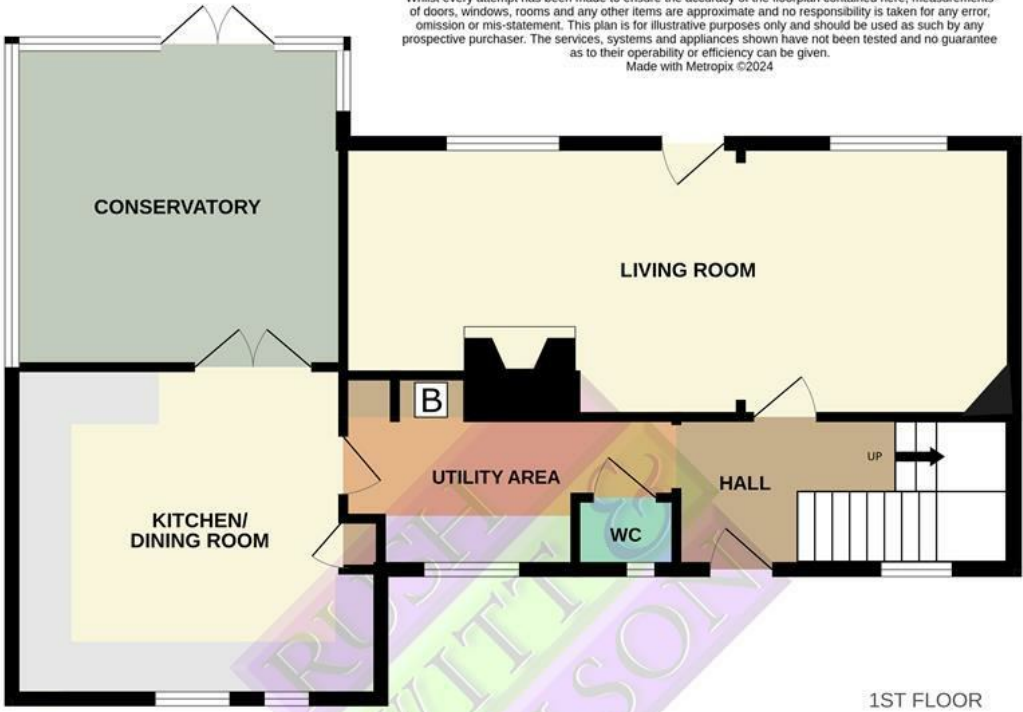
Council Tax Band: D

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



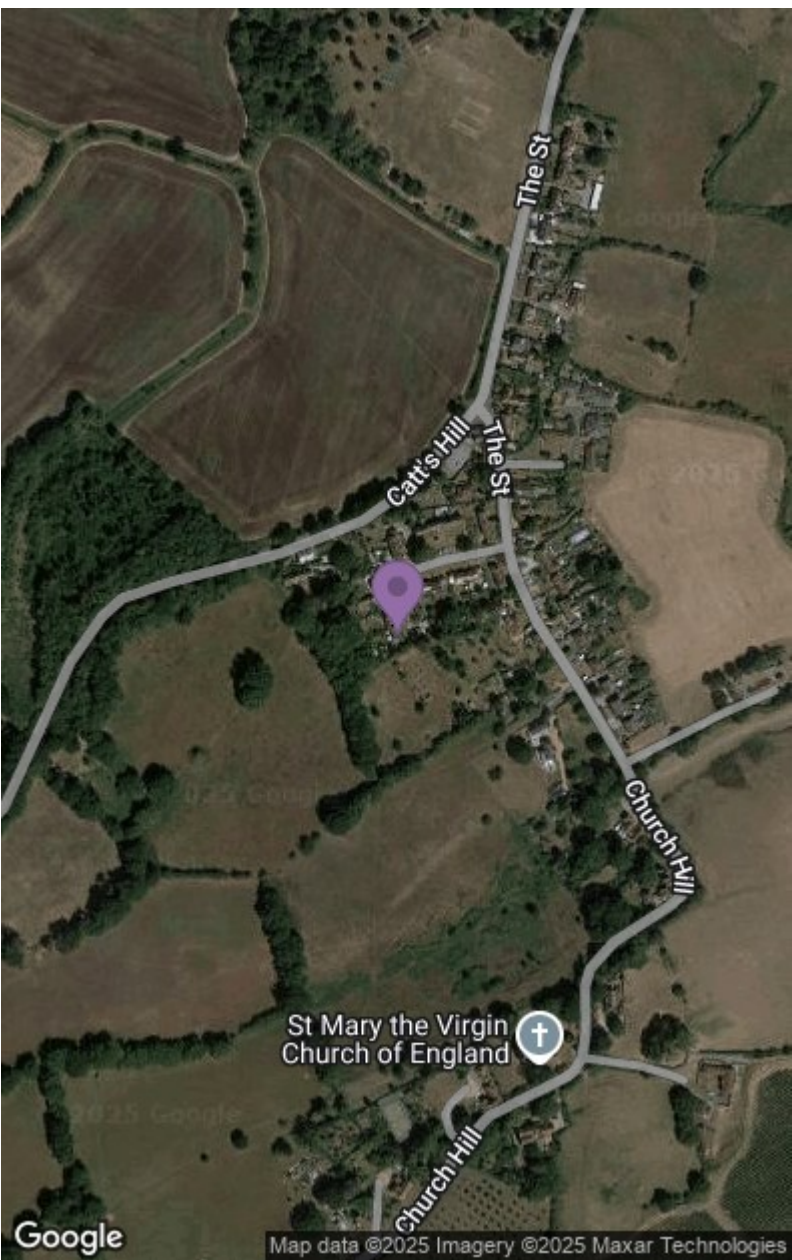
1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs	44	
England & Wales		EU Directive 2002/91/EC

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





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