

**RUSH
WITT &
WILSON**



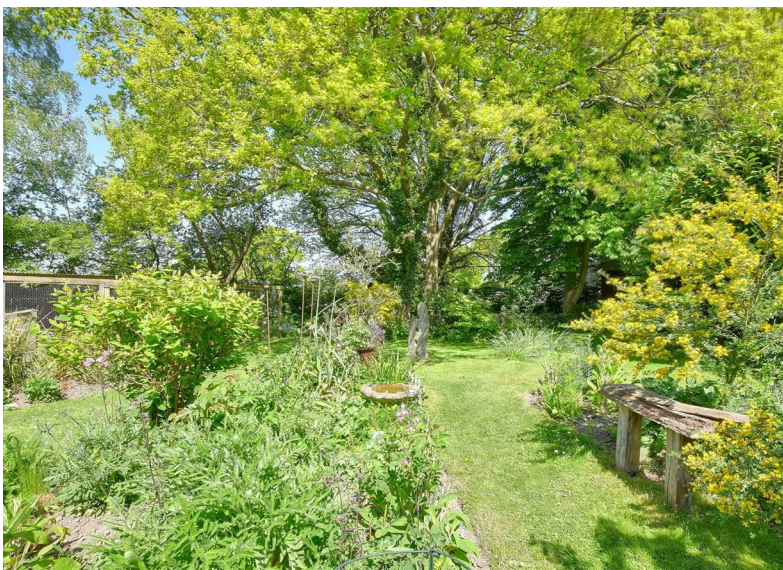
**4 Donkey Lane, Appledore, Kent TN26 2BD
£595,000**

Rush Witt & Wilson are pleased to offer this most attractive (un-listed) end of terrace cottage occupying a truly idyllic rural setting at the end of a no through lane on the outskirts of the popular village of Appledore.

Offering a wealth of character features through-out the extremely well presented accommodation is arranged over three floors and comprises of an entrance porch, hallway, triple aspect living room with log burning stove and dining room with impressive inglenook fireplace and adjoining kitchen on the ground floor. On the first floor are two double bedrooms, the main with an en-suite shower room and family bathroom. Whilst on the second floor is a further bedroom and study/bedroom four.

Outside the cottage enjoys a generous plot of approximately 0.26 of an acre (tbv) with a gated gravelled driveway providing off road parking for a number of cars, a detached garage with adjoining log store and well stocked 'cottage style' front and rear gardens, the latter being of a good size.

Offered to the market CHAIN FREE, the vendor's sole agents would advise early inspection to fully appreciate the merits of this charming cottage and its fantastic rural setting. For further information and to arrange a viewing please call our Tenterden office.



Entrance Porch
5'2 x 3'4 (1.57m x 1.02m)
Oak entrance door and full height windows to the front elevation, exposed brick flooring, wooden door through to:

Hallway
Stairs rising to the first floor with fitted storage cupboard beneath, quarry tile flooring, radiator, part glazed door to the rear elevation allowing access onto the garden, part vaulted ceiling with velux style window to the rear elevation, wooden latch doors off to the following:

Living Room
20'5 x 11'2 max (6.22m x 3.40m max)
Triple aspect with windows to the front and rear elevation, the latter being full height and enjoying pleasant views down the garden, glazed double doors to the side elevation opening onto a decked terrace, two radiators, oak wooden flooring, free standing log burning stove with stand and log storage beneath.

Dining Room
14'1 x 12'1 (4.29m x 3.68m)
Window to the front elevation, attractive inglenook fireplace with oak bressumer and inset log burning stove, exposed timber and beams, exposed floorboards, radiator, open studwork and doorway through to:

Kitchen
14'9 x 8'7 (4.50m x 2.62m)
Fitted with a range of cream shaker style cupboard and drawer base units with countertop matching cupboards, complimenting woodblock work surface with splashback and inset butler sink, space for range style cooker with tiled splashback and extractor canopy above, integrated dishwasher, integrated washing machine, space for freestanding fridge/freezer, oak wooden flooring, exposed beams, radiator, two windows to the rear elevation overlooking the garden.

First Floor

Landing
Part galleried with stairs rising to the second floor with understairs fitted storage cupboard, range of display shelving, fitted cupboard, wooden latch doors off to the following:

Master Bedroom
11'8 x 9'1 (3.56m x 2.77m)
Double aspect with windows to the front and side elevation enjoying views over the lane to the front and adjoining farmland to the side, radiator, exposed beams, wooden latch door through to:

En-Suite Shower Room
Obscure glazed window to the rear elevation with plantation shutters, fitted with a modern white suite comprising low level wc, pedestal wash hand basin, large tiled shower cubicle, fitted vanity unit providing useful storage, part tiled walls, tile effect flooring, radiator with heated towel rail fitments.

Bedroom Two
12'0 x 11'3 (3.66m x 3.43m)
Window to the front elevation enjoying a pleasant outlook over the lane, exposed timber and beams, two fitted wardrobes, radiator, attractive feature fireplace.

Family Bathroom
Window to the rear elevation with fitted plantation shutters, fitted with a modern white suite comprising low level wc, pedestal wash hand basin, panel enclosed bath with mixer tap, shower over and fitted screen, radiator with heated towel rail fitments, wall mounted stainless steel heated towel rail, tile effect flooring, part tile walls.

Second Floor

Bedroom Three
15'3 x 9'0 (4.65m x 2.74m)
Window to the front elevation enjoying pleasant views over the lane and open farmland beyond, radiator.

Study/Bedroom Four
11'3 x 8'5 (3.43m x 2.57m)
Double aspect with windows to the front and side elevation both enjoying pleasant rural views, radiator, wood effect flooring.

Outside

Front Garden
The cottage occupies a desirable rural location being located at the end of a no through lane with double five bar gates opening to a generous gravelled driveway providing off road parking for a number of vehicles and access to the detached garage. To one

side is an area of lawn being interspersed with a mixture of trees, paved pathway leading to the front door, further area of garden bordered with a range of well stocked beds planted with an array of seasonal flowers, gated side access leads to:

Rear Garden
The established and well stocked rear garden is a particular feature of the cottage and offers a generous paved patio abutting the rear of the cottage leading to a decked terrace that runs down one side, both offering space for outstanding dining and entertaining, this leads to a good sided area of level lawn being bordered and interspersed with a range of well stocked beds planted with a range of established shrubs and an array of seasonal flowers, to the end of the garden is an area of light woodland with a detached timber garden store, to the side enclosed by picket fencing is an allotment area with gravelled pathways and an array of raised beds, former chicken run and a log store attached to the side of the garage.

Detached Garage
18'8 x 17'8 (5.69m x 5.38m)
Double doors and window to the front elevation, light and power connected, range of fitted cupboard and drawer base units with worksurface over, a range of wall mounted cupboards, space for low level fridge, space for low level freezer.

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.



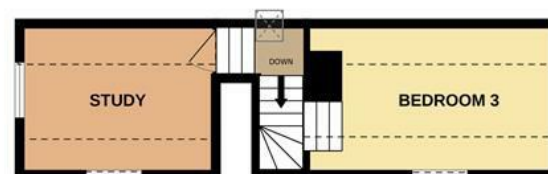
GROUND FLOOR



1ST FLOOR



2ND FLOOR



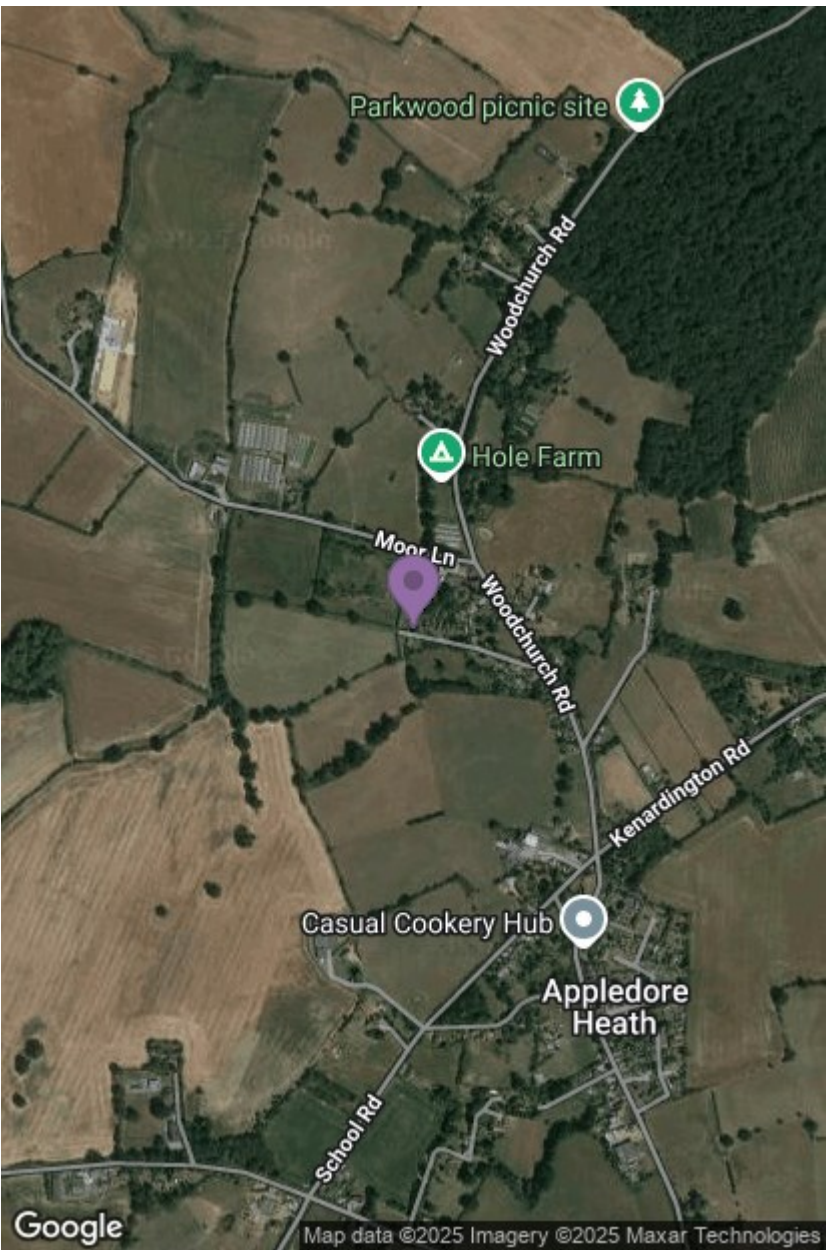
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	(92 plus) A		
	(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus) A		
	(61-81) B		
	(49-60) C		
	(31-48) D		
	(15-30) E		
	(9-14) F		
	(1-8) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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