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:

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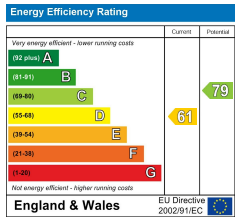
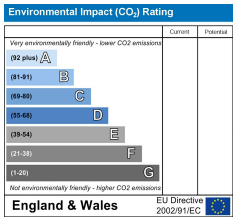
4. VAT: The VAT position relating to the property may change without notice.

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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The Property Ombudsman
Relocation agent network

MAY THE LORD WATCH BETWEEN THEE AND ME WHEN WE ARE APART ONE FROM THE OTHER – GENESIS 31:49