



Moloney
COUNTRY PROPERTY



ROSE BRIAR IDEN GREEN



ROSE BRIAR, MILL STREET, IDEN GREEN, NR.CRANBROOK, KENT. TN17 4HH

CHAIN FREE . A DETACHED, BIJOU, SINGLE STOREY, 2 BED COTTAGE, LOCATED IN THE HEART OF THE SOUGHT AFTER VILLAGE, WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA. RECENTLY UPGRADED WITH NEW CLADDING, ROOF AND BOILER, OFFERING BEAUTIFULLY, PRESENTED ACCOMMODATION INCLUDING 2 DOUBLE BEDROOMS, 1 WITH EN-SUITE SHOWER ROOM, SITTING ROOM WITH LOVELY FIREPLACE, FITTED KITCHEN/DINING ROOM AND SEPARATE CLOAKROOM. SITTING IN STUNNING, ESTABLISHED, COTTAGE STYLE, GOOD SIZE GARDENS WITH AMPLE PARKING, GARAGE/WORKSHOP, PAVED TERRACE AND SUMMERHOUSE. LAPSED PLANNING FOR SIDE EXTENSION 00/02034/FUL. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION LIST: SITTING ROOM, KITCHEN/DINING ROOM, REAR LOBBY, CLOAKROOM, BEDROOM ONE WITH EN-SUITE SHOWER ROOM, BEDROOM TWO. DRIVEWAY PROVIDING PARKING, GARAGE/WORKSHOP, GOOD SIZE GARDENS SIDE & REAR. OIL CENTRAL HEATING.



Front door to:

SITTING ROOM: UPVC window with blind to the front. Wood effect laminate floor. Exposed brick fireplace with quarry tiled hearth, shelved alcove to side, Built in corner cupboard housing fuse box. Picture rail. Door to bedroom, door to:

KITCHEN/DINING ROOM: UPVC window with blind to the side. Wood effect flooring. Two loft hatches. Fitted with shaker style units with oak block worktops over, inset with, butler sink ceramic drainer to side. Smeg electric range style cooker. Space for fridge/freezer. Space for table. Door to bedroom one, door to:

REAR PORCH: Window to the rear, part glazed door with steps down to the rear paved terrace. Quarry tiled floor. Door to:

CLOAKROOM: Window to the rear. Fitted with WC & wall mounted hand basin with tiled splash-back. Painted panelled wall.

MASTER BEDROOM: UPVC window with blind to the rear. Wood effect floor. Feature cast iron ducks nest fireplace with painted surround. Door to:

EN-SUITE SHOWER ROOM: Window to the side. Karndean slate effect floor. Fitted with WC, pedestal hand basin & tiled shower cubicle with bi-folding glass door. Painted panelled walls. Traditional style towel radiator. Double doored cupboard housing recently installed Grant oil boiler with slatted shelves and hanging rail.



PRICE GUIDE £ 450,000



BEDROOM TWO: UPVC window with blind to the front. Wood effect floor. Wall to wall fitted wardrobes with mirrored sliding doors. Cast iron feature ducks nest fireplace. Picture rail.

OUTSIDE: The property is approached from the road over a part tarmac, part gravel drive providing ample off road parking to the front and giving access to the aluminium garage/workshop. The front fenced boundary is lined with planted cottage style borders. Lawned areas to both sides lead to the good size rear garden, which is mainly laid to lawn with beds and borders planted with an array of cottage garden plants and specimen trees. To the rear of the property is a large paved terrace for al-fresco dining with a timber summerhouse to the side.

Agents Note: The property has lapsed planning 00/02034/FUL for a side extension, plans available on request.



SERVICES: Mains electricity & water are connected. Private drainage, oil central heating.

FLOOR AREA: 60 m² (646 ft²) Approx.

EPC RATING: 'D'

LOCAL AUTHORITY: Tunbridge Wells Borough Council.

COUNCIL TAX BAND: 'D'

TENURE: Freehold

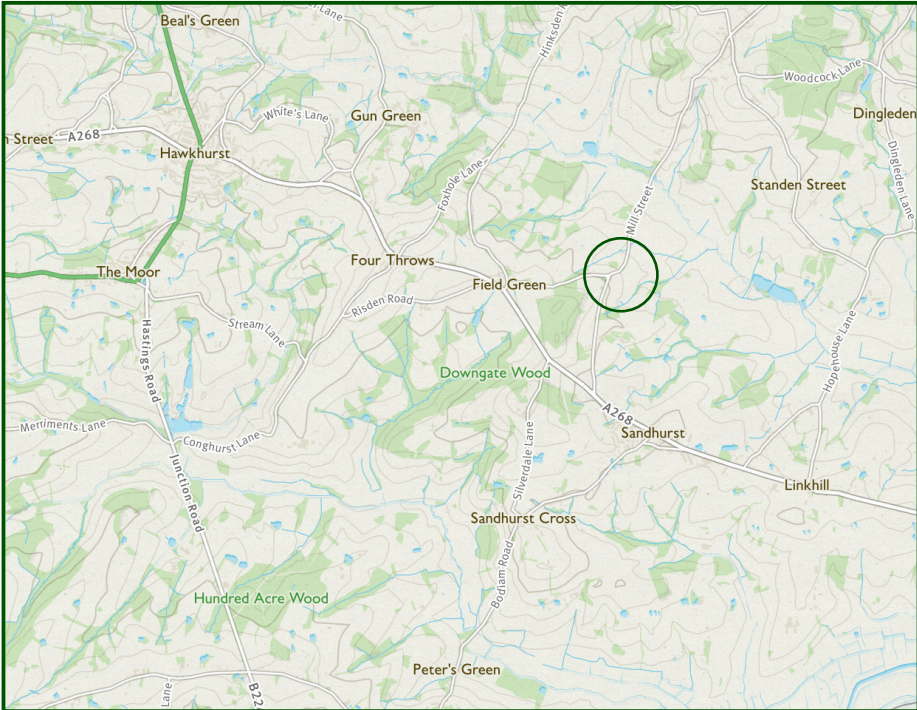
TRANSPORT LINKS: Ideally positioned for the commuter are Headcorn & Staplehurst to the north all provide services to London Bridge, Waterloo, Charing Cross and Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north or Sevenoaks.

DIRECTIONS: Travelling on the A268 towards Hawkhurst turn right into Sponden Lane towards Benenden. Continue into Mill St, up the hill into Iden Green. Rose Briar will be found on the right.

What3Words (Location): ///zooms.shaped.shoulders

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



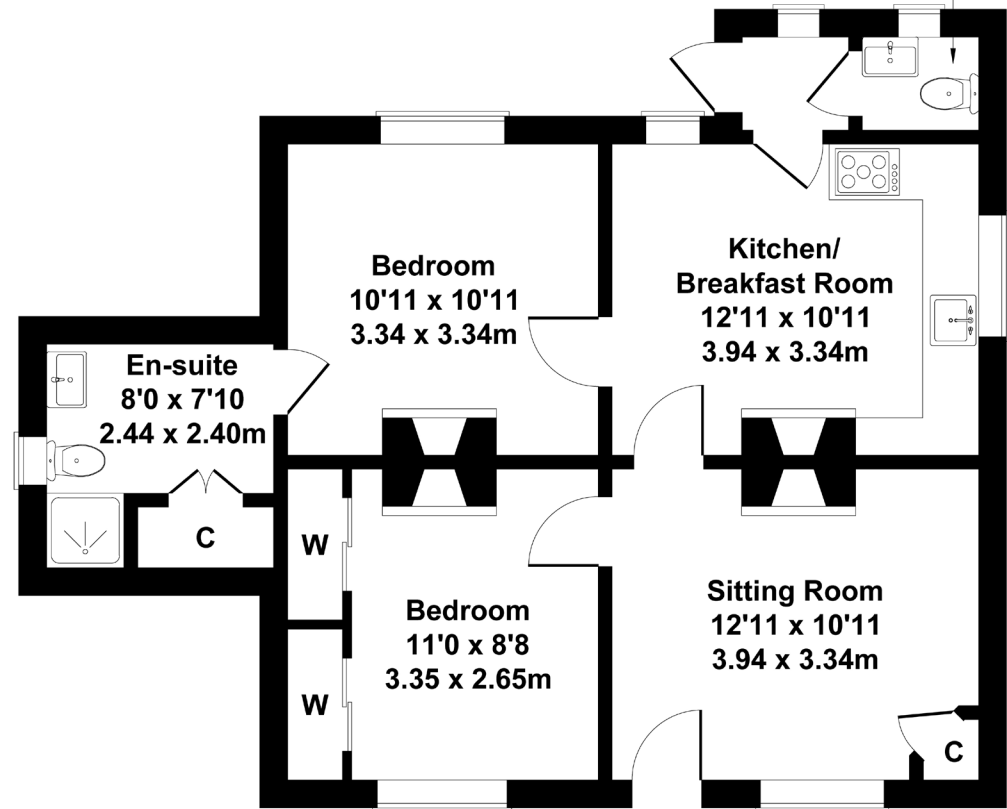


IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.

Rose Briar

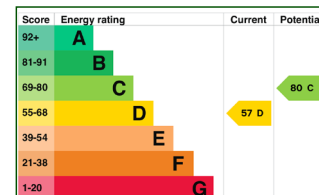
Approximate Gross Internal Area
646 sq ft - 60 sq m

WC
4'7 x 2'11
1.40 x 0.90m



GROUND FLOOR

Not to Scale.
For Illustrative Purposes Only.



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