

**RUSH
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Larkins Biddenden Road, St. Michaels, Tenterden, Kent TN30 6TE
Guide Price £875,000 Freehold

Rush Witt & Wilson are pleased to offer this substantial detached family home with attached one bedroom annex occupying a generous plot measuring 0.83 of an acre (tbv) located between St. Michaels and Biddenden.

The well-proportioned and extremely versatile accommodation is arranged over two floors and comprises an entrance hallway, cloakroom, living room with log burning stove and adjoining conservatory, study , utility room and impressive open plan kitchen/dining/family room on the ground floor. On the first floor are four bedrooms, the main with an en-suite and the family bathroom. In addition to the main house there is attached annex with accommodation comprising a generous living/dining room, kitchen, shower room and double bedroom.

Outside the property benefits from good sized established gardens to the side and rear, an extensive brick paved gated driveway and detached triple garage. Part of the property does have flat roofs but these have an 18 year warranty. Offered to the market CHAIN FREE.

'Larkins'' will undoubtedly appeal to a variety of buyers to include those seeking large family accommodation or annex/self-contained work from home facilities subject to any necessary consents being obtained and an internal inspection is highly recommended to truly appreciate the great accommodation on offer. Please call our Tenterden Branch on 01580 762927 for further information and to arrange your viewing



Entrance Hallway

Part obscure glazed entrance door and two full height obscure glazed windows to the front elevation, stairs rising to first floor with fitted storage cupboard beneath, fitted coat cupboard, radiator and doors leading to:

Cloakroom/WC

Fitted with a white suite comprising low level wc and pedestal wash hand basin with tiled splashback, window to the side elevation, radiator.

Living Room

27'3 max x 25' (8.31m max x 7.62m)

Being "L" shaped and accessed via multi panel glazed double doors from the entrance hallway, double aspect with windows to the front and rear elevation, attractive feature fireplace with exposed brick surround and inset log burning stove, two radiators, glazed double doors leading to:

Conservatory

15'6 x 12'5 (4.72m x 3.78m)

Pitch roofed conservatory being fully double glazed with a range of windows and glazed double doors to the rear elevation allowing access through to the garden, radiator, fitted automated sun blind.

Study

12'5 x 10'3 (3.78m x 3.12m)

Window to the rear elevation, radiator and fitted desk/storage cupboards, multi panel glazed door opening through to:

Open Plan Kitchen/Dining /Family Room

34'2 max x 33' max (10.41m max x 10.06m max)

Impressive open plan "L" shaped room which is double aspect with windows to the front and side elevations, part glazed entrance door to the front and glazed double doors to the side allowing access through to the garden, free standing log burning stove, radiator.

The kitchen area is fitted with a range of wooden traditional style cupboard and drawer base units with matching wall mounted cupboards, complimenting granite worksurface with matching splashback, inset ceramic sink unit with Quooker tap, Range Master cooker with integrated gas (calor gas) hob and extractor canopy above, integrated wine cooler, integrated dishwasher, central kitchen island with matching granite work surface, fitted breakfast bar, range of cupboard and base units beneath and integrated microwave, space and point for American style fridge/freezer, tiled flooring, large roof lantern, door leading to:

Utility Room

12'9 x 7'7 (3.89m x 2.31m)

Fitted with a range of modern style cupboard and drawer base units with matching wall mounted cupboards, complimenting granite effect work surface with inset stainless steel circular sink/drainer unit, space and plumbing for washing machine, space and point for further low level appliance, fully tiled walls, tiled flooring, stainless steel heated towel rail, part glazed door to the side elevation allowing access through to the garden and window to the rear, connecting door through to the annexe, further door leading to:

Cloakroom/WC

Fitted with a modern suite comprising white gloss vanity unit with low level wc, inset wash hand basin and a range of fitted storage, stainless steel heated towel rail, fully tiled walls and tiled flooring.

First Floor

Landing

Stairs rising from the entrance hallway, access to loft space, fitted airing cupboard housing insulated hot water tank and doors leading to:-

Master Bedroom

14'4 x 13'5 (4.37m x 4.09m)

Window to the front elevation, range of full height fitted wardrobes, radiator and door leading to:

En-Suite

Fitted with a modern white suite comprising low level wc with concealed cistern, wall mounted vanity unit with inset wash hand basin and drawer storage beneath, tiled panelled bath with mixer tap and hand held shower attachment, large shower cubicle with glass door, stainless steel heated towel rail, fully tiled walls, tiled flooring with underfloor heating, window to the rear elevation.

Bedroom Two

14'6 x 14'6 max (4.42m x 4.42m max)

Double aspect with window to the front and an attractive bay window to the side elevation, range of low level fitted storage, fitted double wardrobe and radiator.

Bedroom Three

11'7 x 8' (3.53m x 2.44m)

Window to the front elevation, radiator.

Bedroom Four

9' x 8'5 (2.74m x 2.57m)

Window to the rear elevation enjoying pleasant outlook over the garden, radiator.

Family Bathroom

Fitted with a white suite comprising low level wc, pedestal wash hand basin, wood panelled bath with shower over and fitted screen, part tiled walls, radiator, window to the rear elevation.

Annexe

Living/Dining Room

32'1 max x 11'4 max (9.78m max x 3.45m max)

Part glazed entrance door and window to the front elevation, two wall mounted electric heaters, part glazed entrance door and window to the front elevation, two wall mounted electric heaters, fitted storage cupboard housing electric fuse board, wall mounted air conditioning unit, large roof lantern.

Kitchen

11'3 x 9'6 (3.43m x 2.90m)

Fitted with a range of cream shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting wood effect work surface with inset one and a half bowl stainless steel sink drainer unit and generous tiled splashback, inset electric hob with integrated electric oven beneath and extractor canopy above, integral slimline dishwasher, integral fridge/freezer, wall mounted electric radiator, obscure glazed window to the side elevation, connecting door to the utility room/main house and doorway to:

Inner Lobby

With part glazed door allowing access through to the garden, further doors leading to:

Shower Room

Fitted with a modern white suite comprising low level wc, pedestal wash hand basin with tiled splashback, large shower cubicle with sliding door, stainless steel heated towel rail and obscure glazed window to the side elevation.

Bedroom

11'7 max x 11'4 max (3.53m max x 3.45m max)

Window to the side elevation enjoying a pleasant outlook over the garden, range of fitted wardrobes, fitted cupboard housing pressurised hot water tank and wall mounted electric heater.

Outside

Gardens

The property occupies a generous plot thought to measure 0.83 of an acre (TBV), to the front double electric gates open to an extensive brick paved driveway providing off road parking for several vehicles and providing access through to the detached triple garage, the driveway is bordered with generous areas of level lawn being interspersed with a selection of established shrubs and a range of mature trees to

the front boundary, gated side access leads to:-

The well stocked and established rear gardens and are a particular feature of "Larkins", abutting the rear of the property is an extensive sandstone paved patio area with pergola offering fantastic space for outside dining and entertaining, being bordered with well stocked beds planted with an array of mature shrubs and seasonal flowers, this leads to a generous area of level lawn with a selection of further seating areas and a small pond. To the rear of the annex is a detached summer house and range of greenhouses and a small allotment area.

Detached Triple Garage

Detached triple garage with is spilt into one single and one double garage, measurements as below. Although now lapsed the garage has previously had approved planning permission for an extension over the existing garage to provide ancillary accommodation comprising of a self-contained two bedroom apartment (Application Reference: 15/01251/AS)

Double Garage

21'4 x 19'6 (6.50m x 5.94m)

With two electric up and over doors to the front elevation, tiled flooring, range of fitted racking/shelving, light and power connected, EV charging point.

Single Garage

21'4 x 9'6 (6.50m x 2.90m)

With electric up and over door to the front elevation, light and power connected.

Agents Note

Council Tax Band - G

Please note the property is on a private drainage system.

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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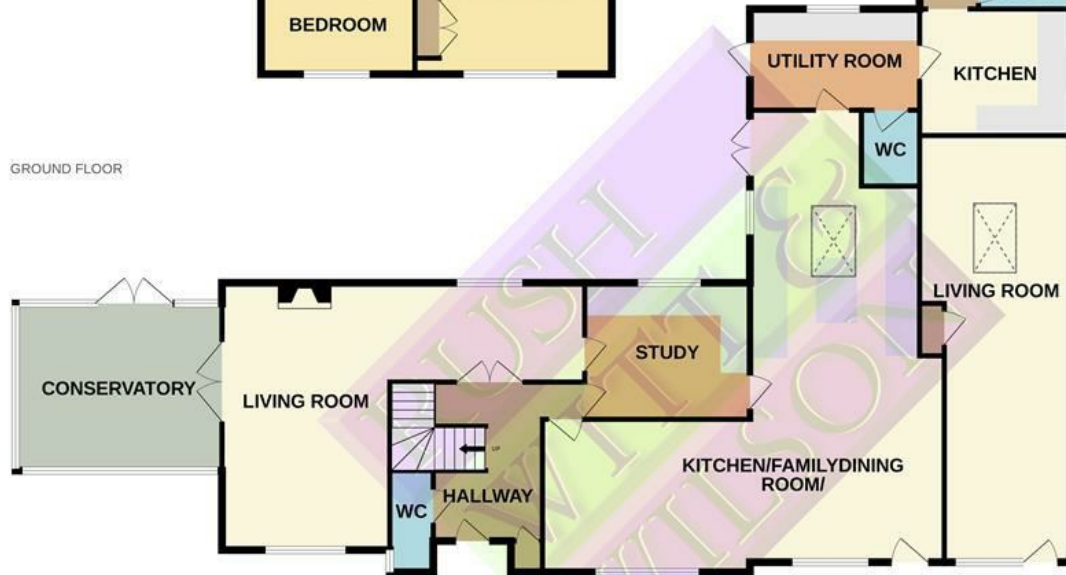
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1ST FLOOR

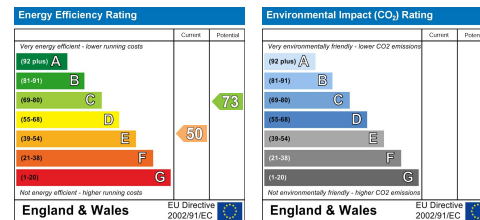


GROUND FLOOR



GARAGE

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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