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15 DOOR
15 FT TALL

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INDEPENDENT
ESTATE
AGENT
jarvis



Tudor Cottage The Street, Egerton, Kent. TN27 9AH.

£435,000 Freehold

Property Summary

"I have always been really taken by the character and charm of this cottage found in The Street in Egerton". - Philip Jarvis, Director.

No onward chain with this two bedroom cottage found along The Street in Egerton. With a wealth of character features to include exposed beams and brickwork and a feature vaulted ceiling to the main bedroom. An internal viewing comes most recommended to full appreciate everything this cottage has to offer.

Downstairs there are two separate reception rooms with the dining room leading onto the garden, There is also a well equipped kitchen. There are two double bedrooms and bathroom on the first floor and useful attic room to the second floor.

Outside there is a most attractive 45ft rear courtyard garden with a well balanced mix of plants and shrubs.

Egerton is a popular village found between Lenham, Pluckley and Charing. All three villages have their own railway stations. Egerton has a village store and primary school and provides good access to the M20 and then the A20 motorway.

Features

- Grade II Listed Character Cottage
- Fitted Kitchen
- Upstairs Bathroom
- Wealth of Character Features
- No Onward Chain
- EPC Rating: N/A
- Two Separate Reception Rooms
- Two Double Bedroom & Attic Room
- Attractive 45ft Courtyard Garden
- Central Village Location
- Council Tax Band D

Ground Floor

Entrance Door To

Lobby

Exposed beams. Step down to

Sitting Room

13' 2" x 9' 10" to cupboard recess (4.01m x 3.00m) Secondary double glazed window to front,. Brick fireplace with coal effect gas fire. Storage cupboard to one recess. Radiator. Exposed beams. Leads through to

Kitchen Area

12' 0" max x 9' 8" (3.66m x 2.95m) Two windows to side. Range of base and wall units. White single bowl sink unit. AEG electric oven and AEG electric hob. Integrated fridge/freezer. Integrated washing machine and slimline dishwasher. Understairs cupboard. Tiled floor. Stairs to first floor.

Dining Room

10' 0" x 9' 10" plus recess (3.05m x 3.00m) Window to rear. Casement door to rear. Brick fireplace with cupboard to either recess. Tiled floor. Exposed beam and flintwork.

First Floor

Landing

Radiator. Exposed beams. Staircase to attic room.

Bedroom One

13' 2" x 12' 4" into recess (4.01m x 3.76m) Secondary double glazed window to front. Brick fireplace. Radiator. Feature vaulted ceiling. Exposed beams.

Bedroom Two

12' 4" into recess x 10' 0" (3.76m x 3.05m) Window to rear and two windows to side. Radiator. Double wardrobe recess. Exposed beams.

Bathroom

Frosted window to side. White suite of low level WC, corner hand basin and panelled bath with shower attachment. Heated towel rail. Part tiled walls. Tiled floor.

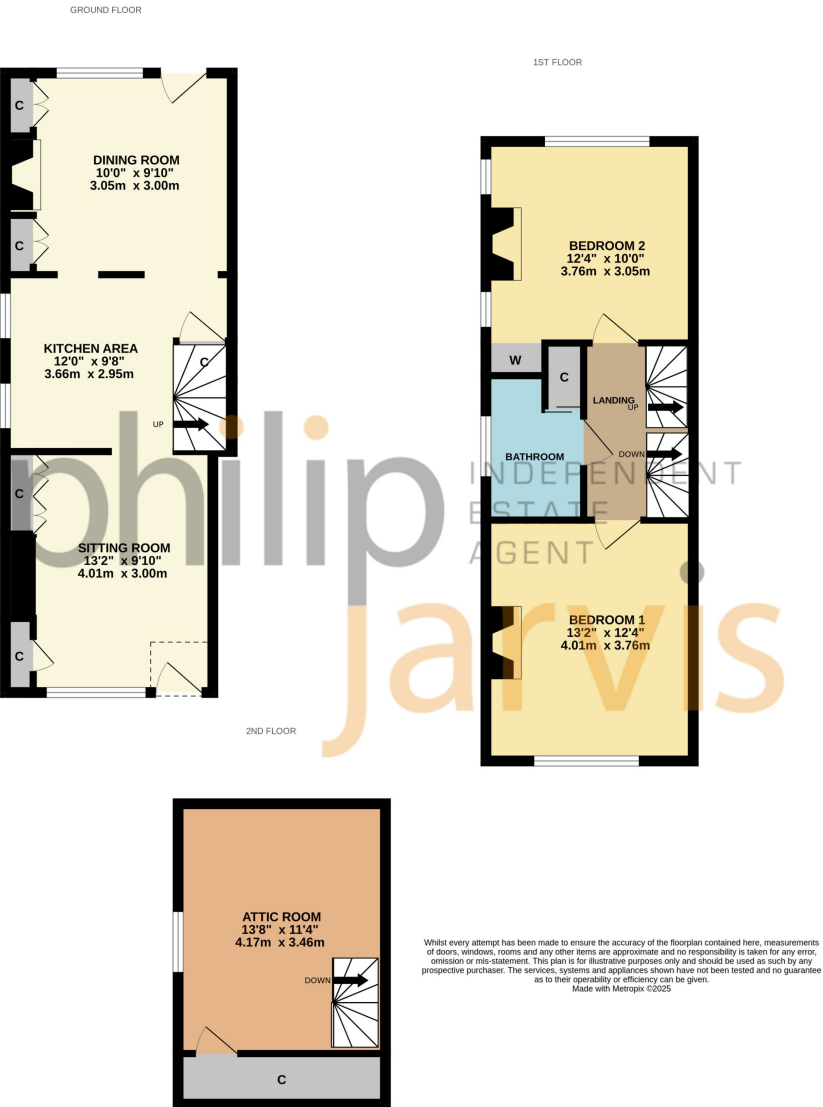
Exterior

Courtyard

Most attractive courtyard garden measuring approximately 45ft in length. Balanced mix of plants, shrubs and trees. Brick block area leading to patio area. Greenhouse Side pedestrian access.

Agents Note

Tudor Cottage is Grade II listed.



Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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