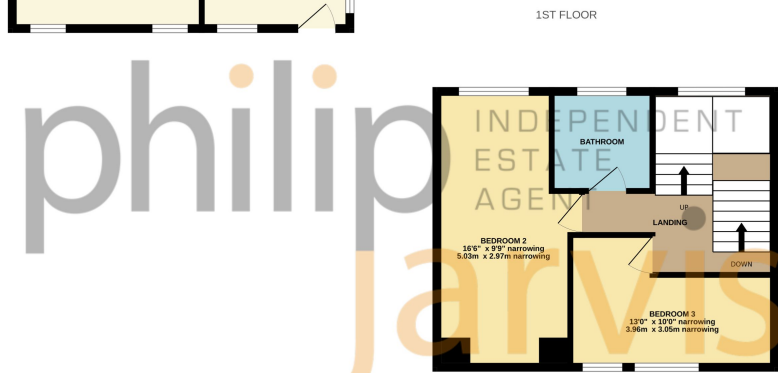
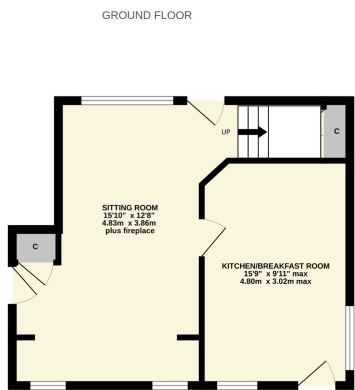




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 is included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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2 Yew Tree Cottages, The Street, Pluckley, Kent. TN27 0QS.

GUIDE PRICE £350,000 Freehold

Property Summary

GUIDE PRICE £350,000-£375,000

"As you walk through this cottage, you cannot help but feel this property has so many stories to tell". - Philip Jarvis, Director.

A Grade II listed cottage arranged over three floors. Believed to date back to the seventeenth century, there are so many character features on offer to include exposed beams, floorboards and Dering windows. It is believed it have formed part of what was originally a larger property with a close relationship with the Dering family of Pluckley.

The accommodation is currently arranged with a kitchen/breakfast room and sitting room downstairs. A large feature part stone staircase leads to two bedrooms and the bathroom and then on the second floor is a large main bedroom that could alternatively be used as a second sitting room.

Outside there is a garden area laid to lawn with two decking areas plus a large shed and parking space for one car.

Rarely does such an interesting property become available, so an internal viewing comes most recommended.

Pluckley is an ever popular village with a shop, primary school, two public houses and a railway station. The larger villages of Charing, Lenham and Headcorn are all easily accessed. The market town of Ashford and county town of Maidstone are also both access within a thirty minute drive.

Features

- Three Bedroom Character Cottage
- Believed To Date Back To 17th Century
- Wealth Of Character Features
- No Onward Chain
- Council Tax Band C
- Arranged Over Three Floors
- Grade II Listed
- Garden & Parking Space
- Popular Village Location
- EPC Rating: D



Ground Floor

Entrance Door To

Kitchen/Breakfast Room

15' 9" max x 9' 11" max (4.80m x 3.02m) Window to front. Feature Dering window to side. Range of base units. Butler sink. Electric cooker with stainless steel extractor hood over. Space for washing machine and fridge/freezer. Combination boiler. Exposed beams and brickwork. Radiator. Door to

Sitting Room

15' 10" plus fireplace recess x 12' 8" (4.83m x 3.86m) Two windows to front. Dering window to rear. Two radiators. Exposed beams. Feature brick fireplace (non operational). Cupboard. Door to stone staircase to first floor with storage cupboard on half landing.

First Floor

Landing

Window to rear. Radiator. Exposed floorboards.

Bedroom Two

16' 6" x 9' 9" narrowing to 8' 4" (5.03m x 2.97m) Window to rear. Exposed brick fireplace (non operational). Radiator.

Bedroom Three

13' 0" x 10' 0" narrowing to 7' 4" (3.96m x 3.05m) Two windows to front. Radiator. Exposed floorboards.

Bathroom

Frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with Mira shower unit. Part tiled walls. Radiator. Extractor.

Second Floor

Bedroom One

22' 10" x 16' 4" max into roof space (6.96m x 4.98m) This room could easily be used a a second reception room. Window to front and side. Velux style window to rear. Exposed floorboards. Radiator.

Exterior

Garden

There is a lawned garden area found across from the shared driveway, shared with 1 Yew Tree Cottage. There are also two decking areas and a large garden shed. There are further small garden areas under the kitchen window and leading up to the Yew Tree to the front of the cottage.

Parking

There is one parking space adjacent to the garden area.

Agents Note

1. The property is Grade II listed.
2. There is a flying freehold behind the cupboard in the sitting room and below part of bedroom two with 1 Yew Tree Cottage.
3. Although 2 Yew Tree Cottage owns the driveway. 1 Yew Tree Cottages has a right of way over it to their parking area.