



KING CHARLES COTTAGE

MILL STREET

IDEN GREEN

KENT TN17 4HH

PRICE GUIDE £459,000

**MOLONEY  
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VIEWING BY  
APPOINTMENT  
01797 253000



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AN ATTRACTIVE DETACHED SINGLE STOREY COTTAGE, TUCKED AWAY OFF THE ROAD IN THE SOUGHT AFTER PRETTY VILLAGE OF IDEN GREEN LOCATED WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA.

- CHAIN FREE
- ONE RECEPTION ROOM
- TWO BEDROOMS
- TWO BATHROOMS (ONE EN-SUITE)
- DETACHED GARAGE
- ENCLOSED GARDENS
- CRANBROOK SCHOOL CATCHMENT AREA
- POTENTIAL TO EXTEND (STP)

ACCOMMODATION LIST: ENTRANCE HALL, KITCHEN / DINING ROOM, INNER LOBBY, RECEPTION ROOM, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, BEDROOM TWO WITH ADJACENT BATHROOM. GOOD SIZE GARDENS TO SIDE, DETACHED SINGLE GARAGE WITH AMPLE PARKING. OFCH. VIEWS TO THE REAR.

Door with inset glazed panel to:

**Entrance Hall:** Small UPVC double glazed window to side (throughout the house). Tiled floor. Inset ceiling lights. Door to master bedroom.

Opening to:

**Kitchen / Dining Room:** [4.13m x 3.15m] UPVC door leading out to the front terrace with matching window alongside. Fitted with U shaped range of cream base and wall units with laminate white beech worktop over. Inset with corner double bowl, single drainer stainless steel sink unit with mixer tap. AEG four ring ceramic hob with matching AEG 'Competance' electric fan assisted oven below and light/extractor above. Fully integrated AEG dishwasher. Fully integrated Electrolux larder fridge and matching freezer. Space for washing machine. Pull out saucepan drawer. Pull out waste bin. Drawer pack. Glass shelved glazed double wall cabinet with corner unit alongside. Tiled splash back. Tiled floor. Inset ceiling lights.

Archway through to:

**Inner Lobby:** Matching doors to all rooms. Inset ceiling lights.

Door to:



**Reception Room:** [4.77m x 4.61m] Triple aspect room with UPVC double glazed doors leading out to the terrace picture window to the front and two windows to side enjoying views over the garden. Inset ceiling lights. TV point.

Door to:

**Bedroom Two:** [3.43m x 2.34m] Window to side. Inset ceiling lights. Double doored wardrobe cupboard with hanging rail and shelves.

Door to:

**Bathroom:** Small obscure glazed window to rear. Fitted with white suite comprising WC with matching seat, wash hand basin set in to pine surround, pine panelled bath with telephone shower over. Half tiled walls. Chrome ladder style heated towel rail. Glass shelves. Tiled floor. Inset ceiling lighting. Extractor fan.

From the entrance hall, door to:

**Bedroom One:** [4.31m x 3.06m] Double aspect room with window to front and window to side. Loft hatch. Inset ceiling lights.

Door to:

**En-Suite Shower Room:** Obscure glazed window to side. Fitted with white suite comprising WC with matching seat, wash hand basin set into pine surround with mirror over, fully tiled corner shower cubicle. Part tiled walls. Inset ceiling lights. Two glass shelves. Chrome ladder style heated towel rail. Tiled floor.

**Outside:** The property is approached over a private track with vehicular wooden five bar gate giving access to extensive driveway providing parking and turning for several vehicles and giving access to the detached timber single garage with up and over door to the front. Hedged boundaries to all sides enjoying views across adjoining farmland. The garden is of good size, mainly laid to lawn interspersed with various shrubs and trees. A paved pathway with steps gives access to the paved terrace to the front of the property. Outside lights. The pathway leads to the rear of the property. 'Grant' oil fired boiler servicing hot water and central heating. Oil tank.

**Services:** Mains Water, Drainage and Electricity are connected. Oil Fired Central Heating.

**Directions:** From our Northiam office proceed in a northerly direction continue through Newenden and Sandhurst on the A268. On leaving Sandhurst turn right into Sponden Lane, signposted Iden Green and Benenden. Continue into Iden Green, turn left into the track, marked by our 'for sale' board opposite the turning to Little Weavers on the right. The cottage will be found after a short distance on the right hand side.

**Tenure:** Freehold

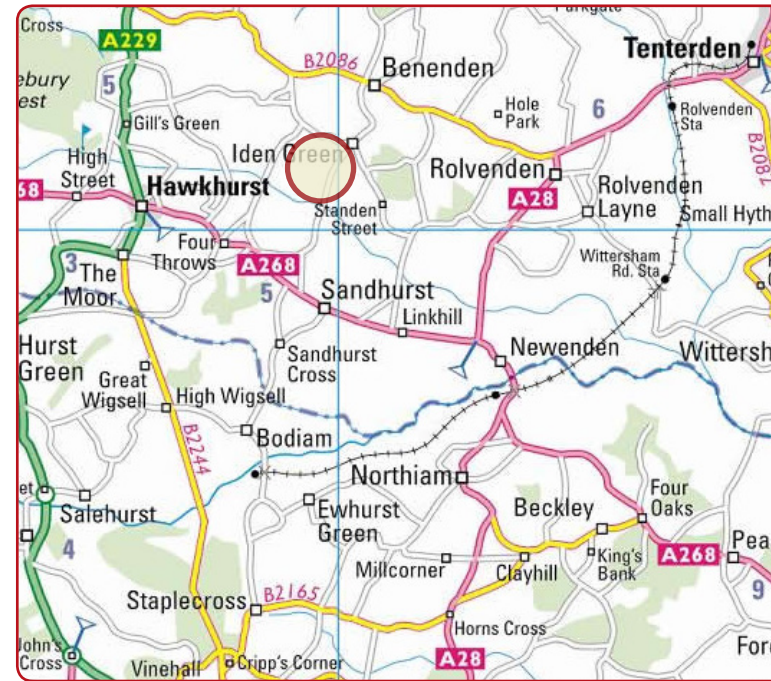
**Council Tax Band :** 'D'

**Local Authority :** Tunbridge Wells Borough Council





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Awaiting Details

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**MOLONEY  
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THE VILLAGE GREEN, MAIN STREET  
NORTHIAM, EAST SUSSEX TN31 6ND  
01797 253000

MOLONEY-PARTNERS.COM

EMAIL: sales@moloney-partners.com

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