



**2, NEW COTTAGES
PEARSON'S GREEN ROAD, BRENCHLEY, KENT TN12 7DE**

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Brenchley	-	1.7 miles
Horsmonden	-	2 miles
Paddock Wood (M L S)	-	5.3 miles
Tonbridge	-	8.3 miles
Tunbridge Wells	-	8.7 miles
Central London	-	40.7miles

An opportunity to modernise/renovate a semi-detached former farm worker's cottage in a semi-rural location.

- Three bedrooms – EPC: D
- Good size garden with off- road parking
- Semi- rural location
- In need of modernisation/renovation
- In all about 0.31 of an acre

GUIDE PRICE: OFFERS IN EXCESS OF £435,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Euston House
82 High Street
Heathfield TN21 8JU
01435 864455**

LOCATION

The property is set back from the road in a semi-rural location near the villages of Brenchley (approximately 1.7 miles to the south west) and Horsmonden (approximately 2 miles to the south east). The towns of Paddock Wood and Tonbridge are approximately 5.3 miles and 8.3 miles distant respectively. Regular train services into London are available from Paddock Wood, with direct journey times being approximately 52 minutes.

DIRECTIONS

From Brenchley head north on Windmill Hill for approximately 0.3 miles and then turn right into Crook Road (signposted Castle Hill). Continue on Crook Road for approximately 0.8 miles and then turn left at the Castle Inn public house into Pearsons Green Road, and upon reaching the 'T' junction (after approximately 0.6 miles) the property will be found on the left-hand side.

DESCRIPTION

The property was historically part of a local hop and fruit farm and was built in the early 1960's as one of a pair of semi-detached farm worker's cottages, with number 2 having been home to the same family for decades.

Now in need of modernisation/ renovation, the cottage briefly comprises:

Entrance Hallway with stairs to **First Floor**, and doors to:

Sitting Room (13'.3" x 11'.11") Open fireplace with tiled surround and hearth.

Kitchen (12'.10" x 7'.10") Stainless-steel sink set into work top with storage units below and matching wall units, walk-in **Pantry**.



Dining Room (10'.02" x 8'.11")

Rear Hallway with **Storage Cupboard, Cloakroom**, and door to outside.

FIRST FLOOR

Landing with **Airing cupboard**, and doors to:

Bedroom 1 (13'.3" x 12'.2")

Bedroom 2 (11'.3" x 8'.11")

Bedroom 3 (8'.3" x 8'.2") with built-in storage cupboard.

Family Bathroom with panelled bath, wall-mounted wash basin, and W.C.

OUTSIDE

GARDENS

The garden surrounds the cottage on three sides and is predominantly laid to lawn, with a driveway leading from Pearsons Green Road dividing a small paddock/parking area to north east. There is also an enclosed former Kitchen Garden to the north east of

the cottage with a range of adjacent garden sheds, which are now in need of renovation/replacement.



The property extends in all to about 0.31 of an acre.

SERVICES

Mains electricity and water, oil-fired central heating and shared private drainage.

ACCESS

Access to the property is from Pearsons Green Road.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

The property is freehold and will be sold with vacant possession upon completion.

LOCAL AUTHORITY

Tunbridge Wells Borough Council, Town Hall, Mount Pleasant Road, Tunbridge Wells, Kent TN1 1RS.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

There are no public Rights of Way over the property. The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

COUNCIL TAX

Band C

PLANS

The plans provided are for identification purposes only, and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PURCHASER IDENTIFICATION

In accordance with Anti-Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.



ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

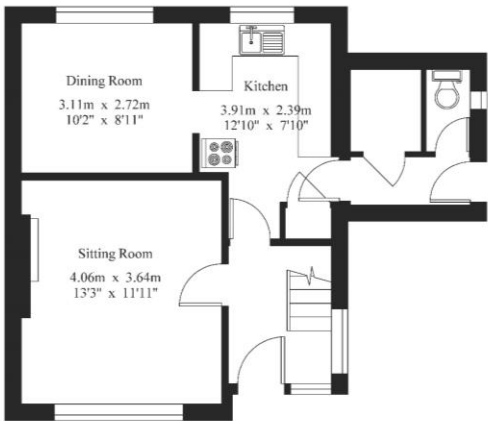


VIEWINGS

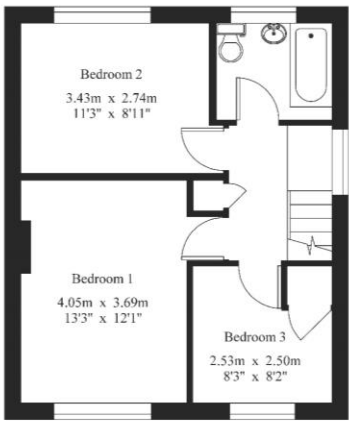
The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

2 New Cottages

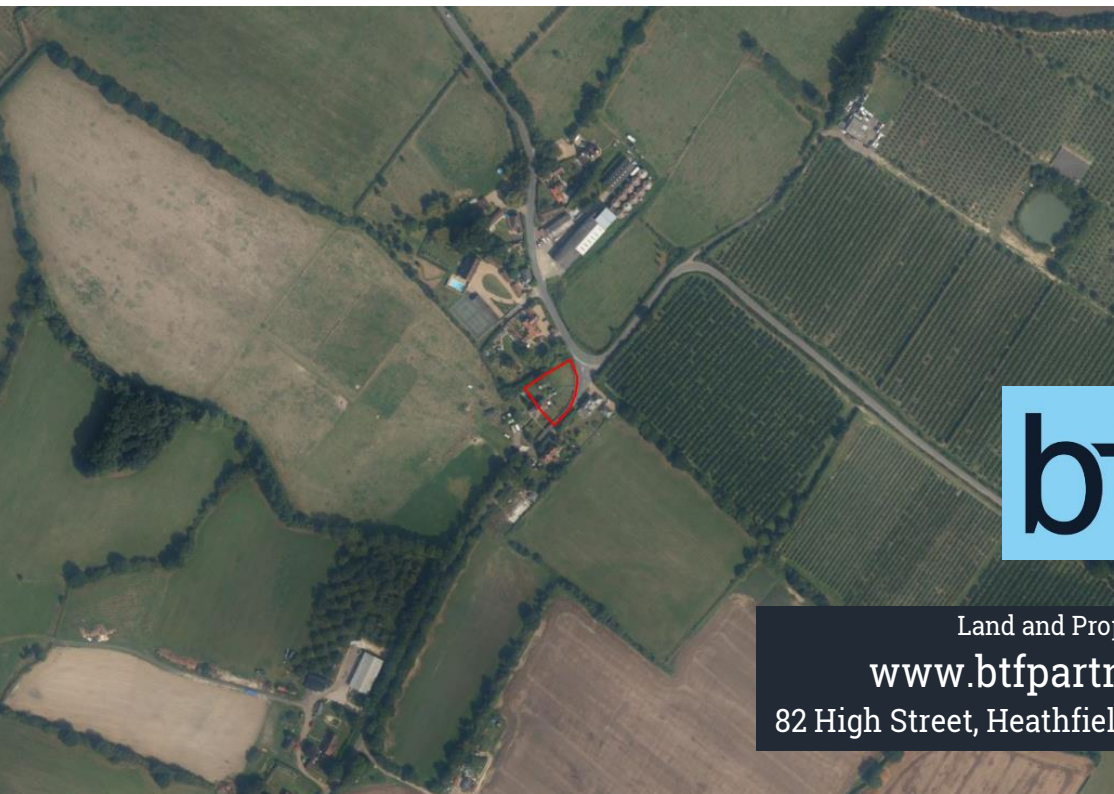
Gross Internal Area : 83.8 sq.m (902 sq.ft.)



Ground Floor



First Floor



Land and Property Experts

www.btfpartnership.co.uk

82 High Street, Heathfield, East Sussex TN21 8JD

