



Pillar Box Cottage
Oxenhoath Road
Hadlow
Tonbridge
Kent
TN11 9SS

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

Pillar Box Cottage, Oxenhoath Road

Gross Internal Area (approx)

House = 147.7 sq m / 1590 sq ft

Garage = 15.7 sq m / 169 sq ft

For identification only. Not to scale.

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- Detached Cottage In a Stunning Location
- Four Bedrooms
- Family Bathroom
- Reception Hall
- Dining Room
- Living Room
- Garage & Parking
- Beautiful Gardens

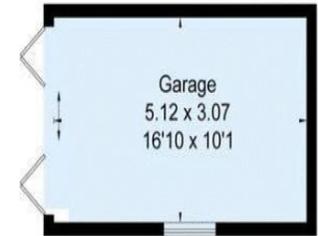
Guide Price £900,000 - £925,000
Freehold

132 High Street
 Tonbridge
 Kent
 TN9 1BB

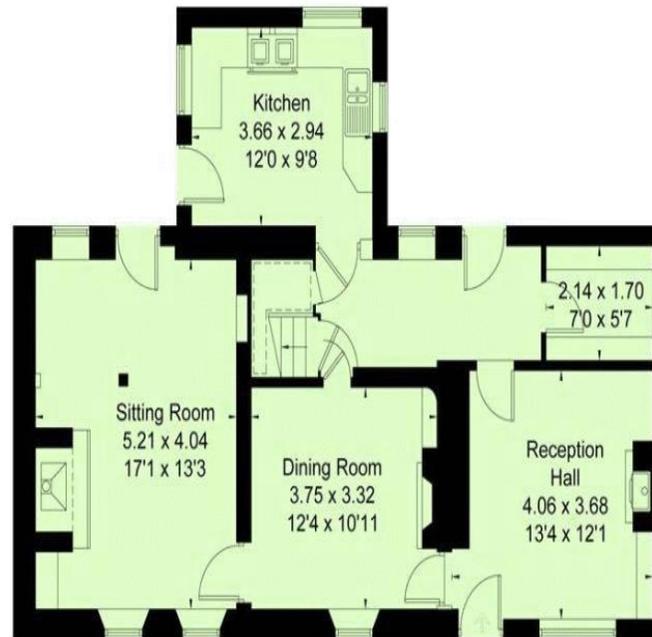
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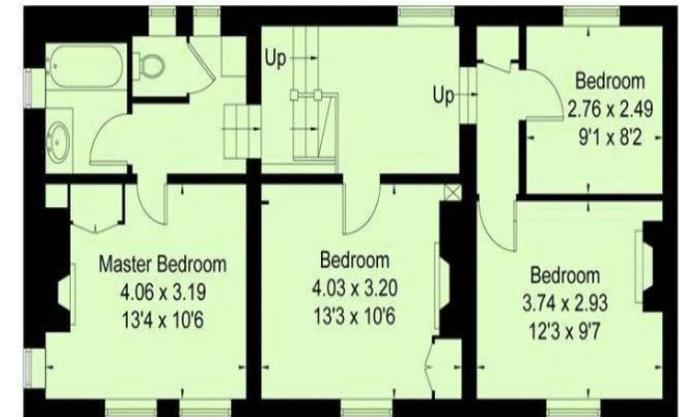
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(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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SITUATION

• Local Shopping: Plaxtol Village with Butchers, General Store and Post Office. • Comprehensive Shopping: Sevenoaks and Tonbridge provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Tunbridge Wells and Bluewater Shopping Centre. • Mainline Rail Services: Hildenborough to London Bridge/Charing Cross, Sevenoaks (8 miles) to London Bridge/Cannon Street/Charing Cross. Borough Green (4 miles) London Victoria. • Primary Schools: Hadlow & Tonbridge. • Secondary Schools: Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School. • Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools. • Leisure Facilities: Nizels Golf and Fitness centre in Hildenborough. Poul Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming and sailing. David Lloyd Tennis & Fitness Club at King's Hill. • Motorway Links: The A21 can be accessed at Hildenborough or the M20/M26 can be accessed via Wrotham all three give access to the M25, other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

TO BE SOLD

Bracketts are delighted to offer for sale this charming cottage situated within the delightful conservation area of the Hamptons Estate in a semi-rural location. The property itself is situated along a country lane and is noted by the Victorian red pillar box set within the external wall hence the properties name and although the property requires some modernisation and redecoration, it provides a super country home set in a stunning plot of approx one third of an acre.. The property currently comprises a reception hall, double aspect drawing room with inglenook fireplace, dining room, inner hallway, pantry and a kitchen with vaulted ceiling. To the first floor there are four bedrooms, bathroom and a separate cloakroom. There are also views over the neighbouring lavender farm. The property offers further potential to extend subject to planning permission and consent. Outside the property stands in its own grounds which are predominantly laid to lawn with a variety of seating areas, vegetable garden and a detached garage and parking.

GROUND FLOOR

Pathway leading to original entrance door which gives access to:

RECEPTION HALL 13' 4" x 12' 1" (4.06m x 3.68m)

Caseament windows to front aspect, radiator, brick fireplace with wood burning stove, doorway through to dining room and inner hall.

DINING ROOM 12' 4" x 10' 11" (3.76m x 3.32m)

Window to front, fireplace, doorway through to inner hallway and sitting room.

SITTING ROOM 17' 1" x 13' 3" (5.20m x 4.04m)

With double aspect; two windows to front and window to rear, multi-pane door to outside. Inglenook fireplace, exposed wall and ceiling timbers, TV point, floor to ceiling height brick chimney breast.

INNER HALLWAY

Access to boot room, stairs to first floor and door to:

KITCHEN 12' 0" x 9' 8" (3.65m x 2.94m)

Door and window to side with further windows to rear and side. Range of pine units incorporating cupboards and drawers, tiled worktops with drainer, Gas Aga which is also the controls for the central heating system, vaulted ceiling, quarry tiled flooring, integrated Washing Machine, Tumble dryer and fridge.

PANTRY 7' 0" x 5' 7" (2.13m x 1.70m)

Door to walk-in larder Tiled floor and window to side.

FIRST FLOOR LANDING

Access to all bedrooms, cloakroom and bathroom, access to large loft space with loft ladder and light.

BEDROOM ONE 13' 4" x 10' 6" (4.06m x 3.20m)

Two windows to front, window to side. Feature fireplace, radiator.

BEDROOM TWO 13' 3" x 10' 6" (4.04m x 3.20m)

Window to front, radiator, built-in cupboard to left of fireplace.

BEDROOM THREE 12' 3" x 9' 7" (3.73m x 2.92m)

Feature fireplace, window to front aspect, radiator.

BEDROOM FOUR 9' 1" x 8' 2" (2.77m x 2.49m)

Window to rear, radiator.

CLOAKROOM

Low level WC.

BATHROOM

Panel enclosed bath, wash hand basin with cupboard below and window to side.

OUTSIDE

The gardens are a particular feature of Pillarbox Cottage and surround the house providing various areas of lawn. There is a rose adorned gateway and arbors, pathways and established flower beds and borders. There is a brick terrace ideal for entertaining and outside eating, summerhouse, potting shed, greenhouse, compost area and detached garage with access to the lane.

TRAVELLING DIRECTIONS

From our offices in Tonbridge proceed in a northerly direction, continue over the first set of lights and bear right at the next set of the lights along the Shipbourne road, continue out of Tonbridge and on reaching the junction with Riding Lane turn right just before Shipbourne primary School, bearing right at the next junction passing Riverside Nursery on the right then take the second left into Park Road and take the next right into Pillar Box Lane then left onto Oxenhoath Lane where Pillarbox Cottage will be found on the left.

VIEWING

By appointment with Bracketts on 01732 350503

