



Horsmonden Road

Brenchley TN12 7AT

Guide Price £595,000



COUNTRY HOMES

Brenchley TN12 7AT

SOUGHT AFTER RURAL LOCATION WITH A HALF ACRE PLOT (TBV) OF GARDENS AND WOODED AREA. PLANNING PERMISSION FOR A TWO STOREY EXTENSION TO THE SIDE & SINGLE TO THE REAR.

Situated in a semi rural position on the outskirts of the ever popular village of Brenchley is this immaculately presented period semi detached property. The property is being sold with full planning permission for a two storey extension to the side and single storey to the rear. Making this an excellent buy for those who are looking for a rural home with further scope or simply buyers that don't quite need that four bedroom home yet but are future proofing for that growing family.

As you can see from the photos the current owners have put lots of time into their home. The accommodation has been refurbished top to bottom and offers a generous space just under 950 square feet. As soon as you walk into this home you are greeted by the well appointed cosy front room with a feature fire place and stove. To rear you will find a good size dining room which is open plan to modern kitchen that fits in well with the period charm and style of the home. Like the front reception you will find a second wood burning stove making this space ideal for entertaining on those winter evenings and with the French doors in the summer you can vacate to the garden. The ground floor also has a small lobby with a door to the garden and a modern family bathroom.

To the first floor there two double bedrooms both with period fire places and the larger of the two having a fitted wardrobe. The principle bedroom is found on the 2nd floor. This stunning dual aspect room has great views over the garden and storage into the eaves.

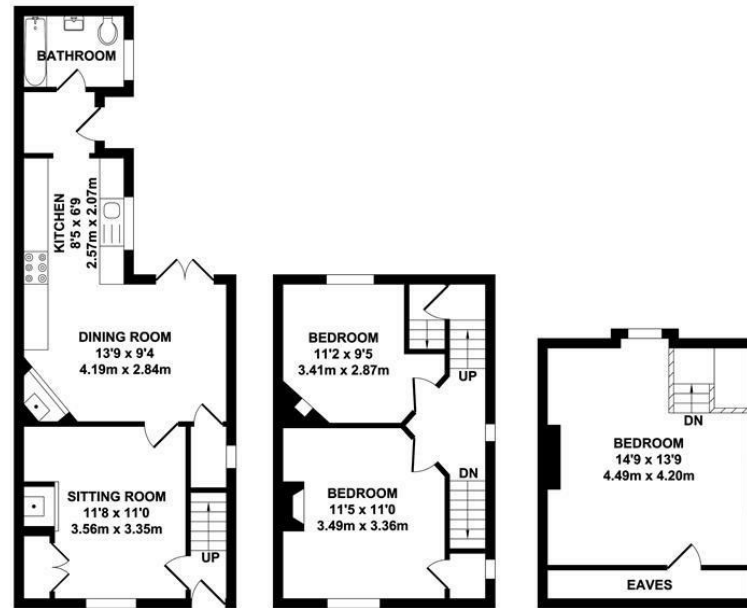
Out side the large corner plot garden that surrounds the house measuring half acre (TBV) with large lawned area. To front you find a good size drive with ample parking.

NOTICE TO BUYERS for the planning permission please refer to APPLICATION REFERENCE: 22/01203/FULL

Please see attachments below.

- Sought after rural location
- Attached period property
- Half an acrer plot
- Modernized throughout
- Three bedrooms
- Sitting Room
- Open plan kitchen/diner
- Family bathroom
- Planning permission for a two storey and ground floor extension
- Viewing recommended





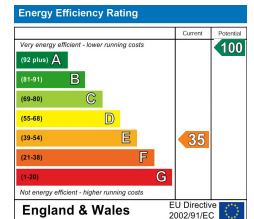
GROUND FLOOR
APPROX. FLOOR AREA
417 SQ.FT.
(38.72 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
293 SQ.FT.
(27.23 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
234 SQ.FT.
(21.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.65 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Zome Media ©2023



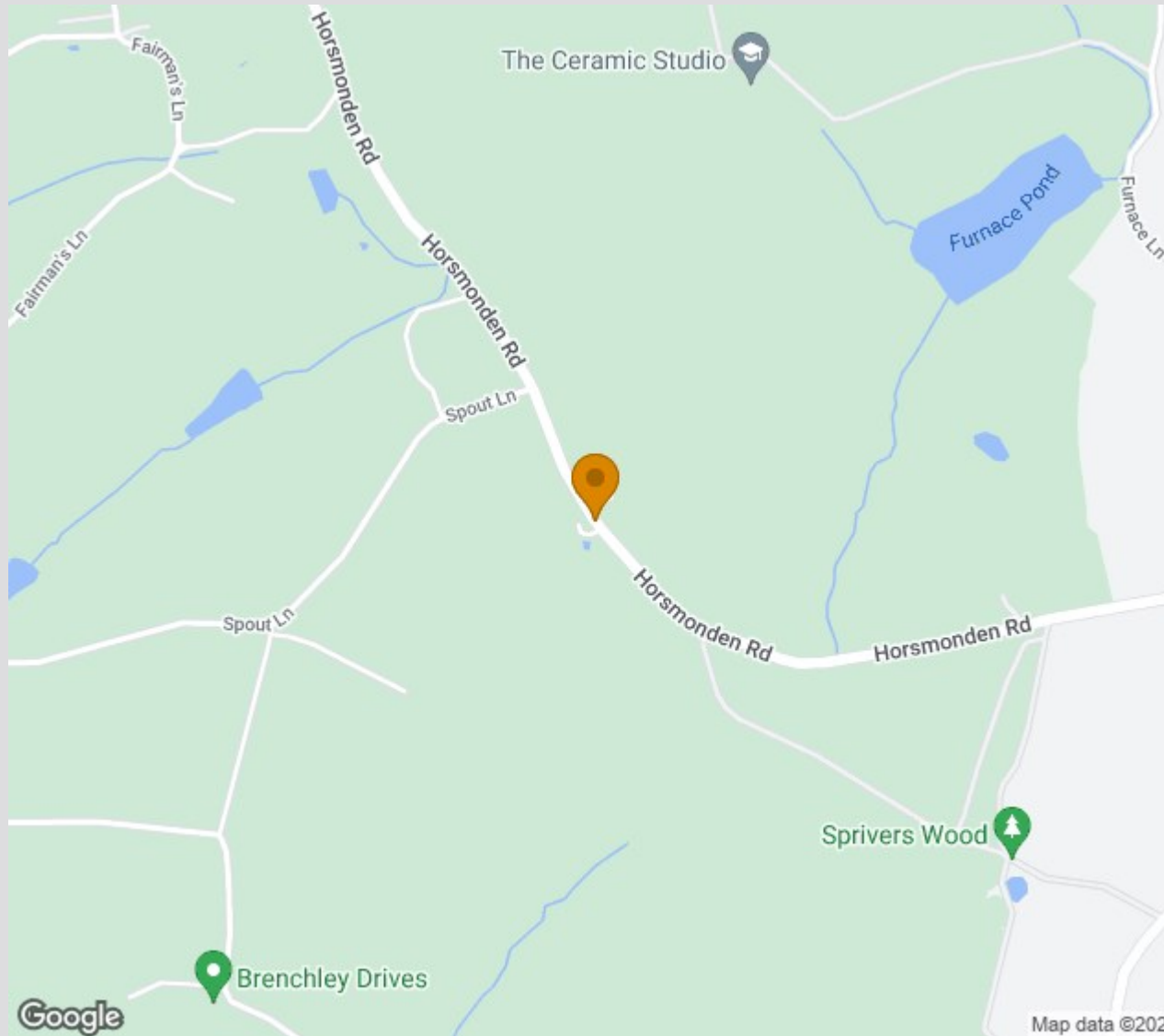




Location Map

Tenure: Freehold

Council tax band: D



TO VIEW CONTACT:

01892 838 080

countryhomes@khp.me

www.khp.me

