



Brenchley Road

Brenchley TN12 7PA

£399,950



COUNTRY HOMES

Brenchley TN12 7PA

Nestled in the charming village of Brenchley is this delightful and well-presented semi-detached house offering a unique blend of historical character and modern comfort. With a welcoming feel, this property is perfect for those seeking a cosy yet functional home.

The property comprises an inviting sitting room, with sectioned office space, character beams and large Inglenook fireplace. The kitchen is functional yet retains its character charm and offers access out to the rear courtyard garden.

Upstairs are two double bedrooms, the master being of a particularly good size and a large family bathroom making it suitable for small families or couples.

Externally there is a delightful rear courtyard area with feature pond and useful outbuilding. As you can see from the photos, the front garden is mainly laid to lawn and bordered with mature shrubs and trees. There is also a pathway leading down to a parking space.

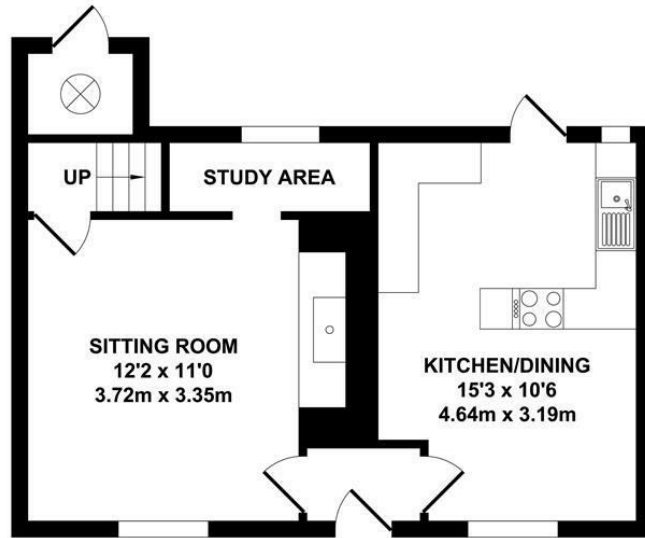
This beautiful home boasts a wealth of character, with period features that add to its charm. The surrounding area of Brenchley is known for its picturesque scenery and friendly community, making it an excellent choice for those looking to settle in a tranquil environment. Local amenities include a newsagents/post office, coffee shop, public house and several sporting clubs plus a dentist and doctors surgery.

This home presents a wonderful opportunity to embrace a lifestyle steeped in history while enjoying the comforts of modern living. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

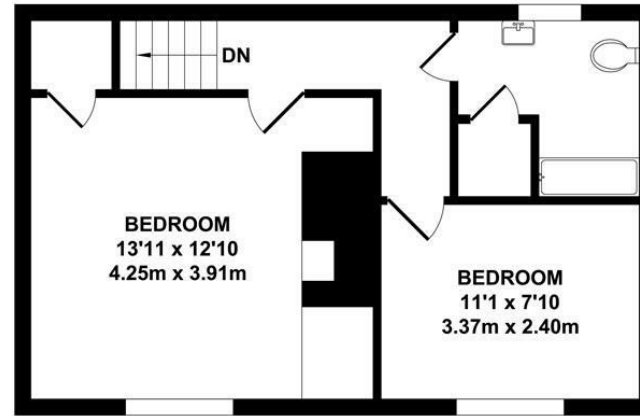
Don't miss the chance to make this charming house your new home, call now to arrange your viewing.

- Stunning 2 bed character cottage
- Delightful period features
- Kitchen/diner
- Sitting room
- Family bathroom
- Outbuilding
- Delightful village location
- Local amenities close by
- Early viewing encouraged
- CHAIN FREE

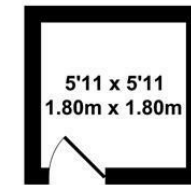




GROUND FLOOR
APPROX. FLOOR AREA
393 SQ.FT.
(36.55 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
378 SQ.FT.
(35.12 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
35 SQ.FT.
(3.24 SQ.M.)

TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.91 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.

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
92 plus A	
81-91 B	
69-80 C	
55-68 D	
49-54 E	
41-48 F	
31-39 G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

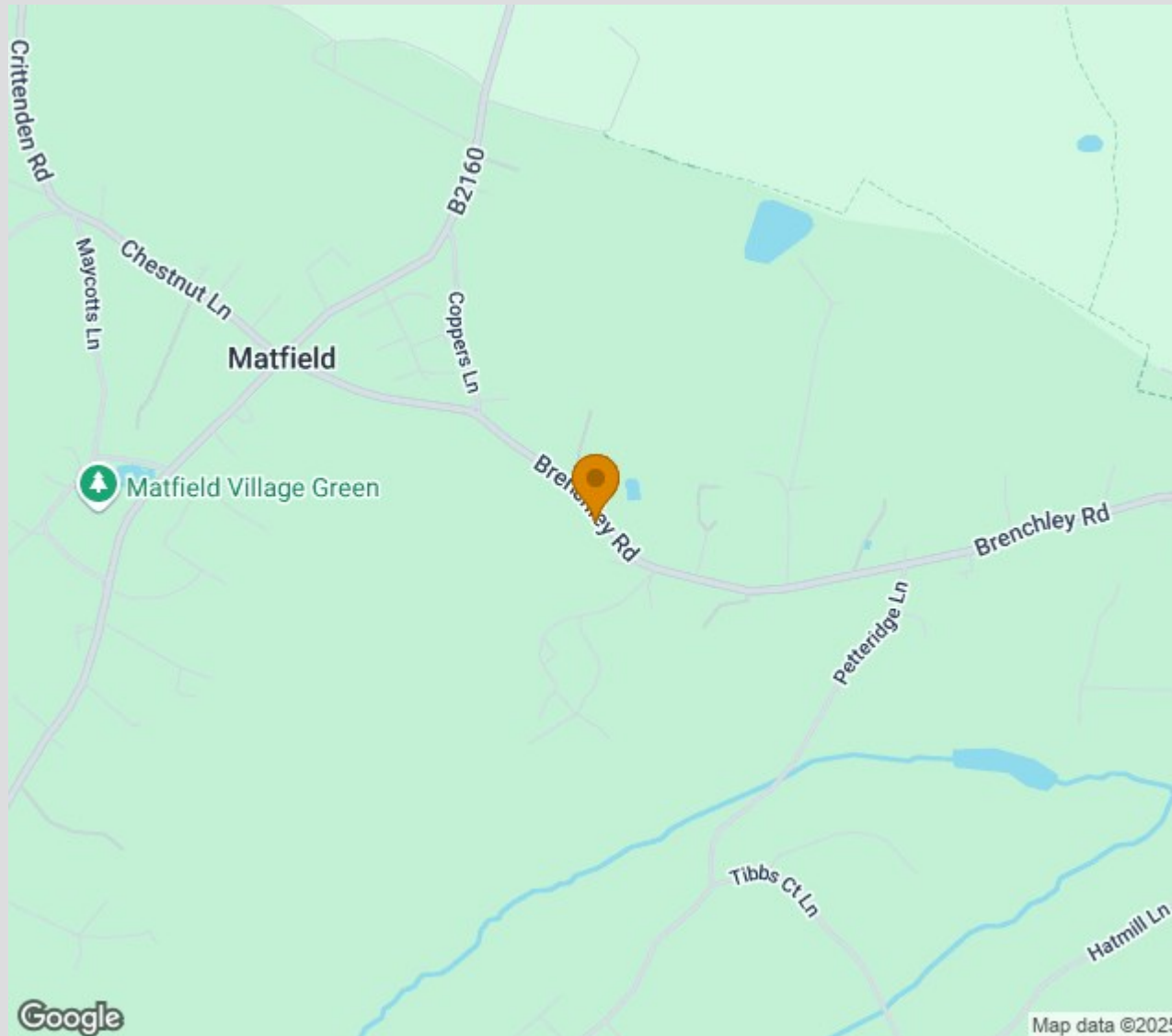




Location Map

Tenure: Freehold

Council tax band: E



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TO VIEW CONTACT:

01892 838 080

countryhomes@khp.me

www.khp.me

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