



**VIRGINIA COTTAGE, HATHAM GREEN LANE, STANSTED, KENT,
TN15 7PL**

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

GUIDE PRICE
£400,000 - £425,000

FREEHOLD

Beautifully presented two bedroom semi-detached character cottage in semi-rural location.

Fully enclosed rear garden with stunning views over surrounding countryside.

Driveway with parking for approx. 4 cars.





We are excited to market this beautifully presented and charming two bedroom semi-detached character cottage which is located in the semi-rural village of Stansted. This charming home is located on a quiet lane and enjoys stunning views over surrounding countryside.

The property has been beautifully and sympathetically renovated by the current owners and effortlessly blends traditional character and decor with modern and stylish fixtures and fittings. There is an entrance porch that leads through to the lounge. This well-proportioned room is decorated in calm neutral colours. There is a log burner which provides a stylish central focal point of the room. The kitchen/diner is well-designed with attractive shaker style units and wooden work tops which are in keeping with the age and style of the property. There are steps down to the utility room which has a back door leading out to the garden and patio area. The garden is mainly laid to lawn and there are fantastic views over neighbouring fields. There is a gate that leads to the front of the property where you will find a block paved driveway with parking for approx. 4 cars.

The bathroom is downstairs which is usual in this style and age of property. Designed with a timeless white suite and neutral tiles there is a bath with shower over.

Upstairs you will find two generous double bedrooms. The master bedroom is located at the front of the property and is a bright sunny room due to its south facing aspect. The second bedroom over-looks the garden and has a built-in wardrobe.

Stansted is a semi-rural village location with beautiful countryside walks and spectacular views over the North Downs.

The village is approximately four miles from Borough Green which is a popular village with a good selection of local shops and cafes there is also a mainline station with services to London Bridge, Charing Cross and Victoria. Bluewater shopping centre is under 10 miles away.

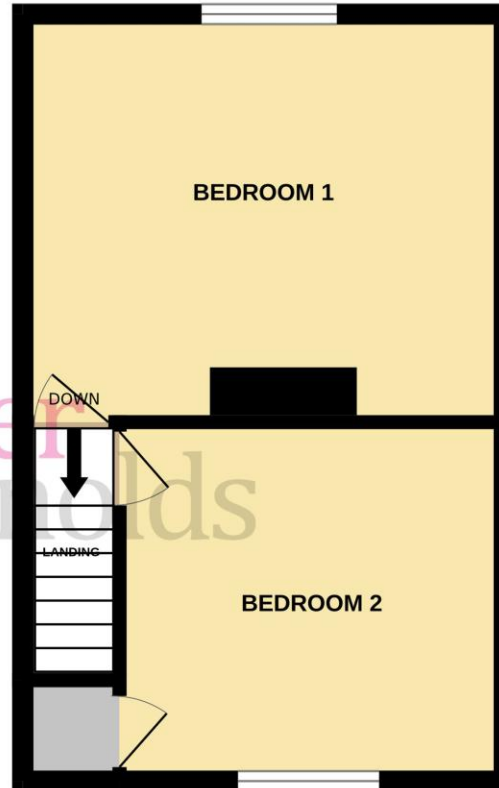
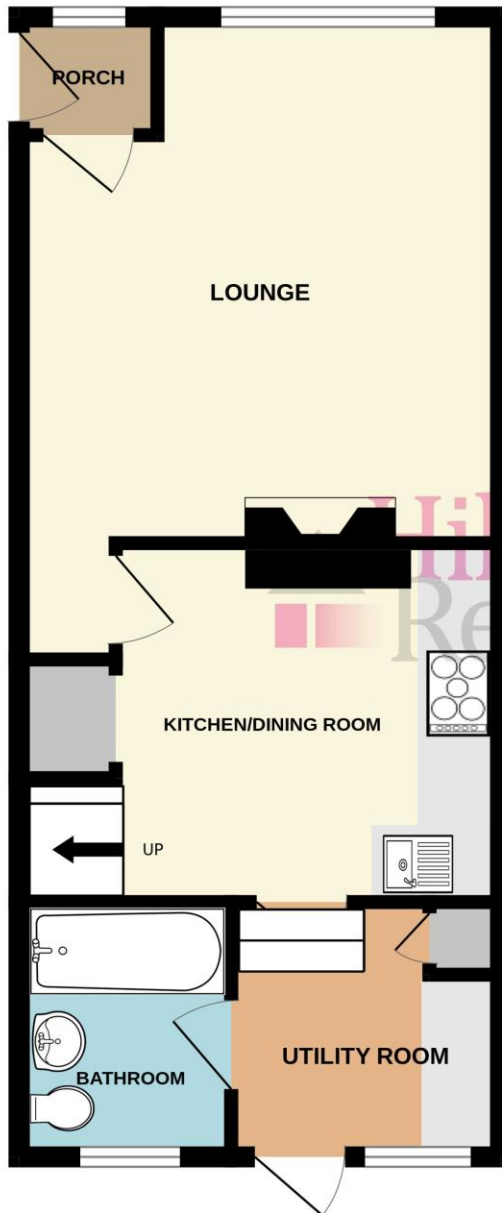
Road links to the M20, M25, M2 and A2 are superb for those who may need to travel.

Viewing is strictly by appointment only.

ACCOMMODATION

GROUND FLOOR
38.8 sq.m. (418 sq.ft.) approx.

1ST FLOOR
26.2 sq.m. (282 sq.ft.) approx.



TOTAL FLOOR AREA : 65.1 sq.m. (700 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Porch

Lounge

14'10" (4.52m) x 13'4" (4.06m)

Kitchen/Diner

10'3" (3.12m) x 10'1" (3.07m)

Utility Room

7'2" (2.18m) x 7'1" (2.16m)

Bathroom

First Floor Landing

Bedroom 1

13'7" (4.14m) x 11'4" (3.45m)

Bedroom 2

11'0" (3.35m) x 10'2" (3.10m)

Outside

Fully enclosed rear garden with stunning views over surrounding countryside. Mainly laid to lawn with patio area. Gate to front of property and driveway with parking for approx. 4 cars.



Route to View

From our office in Borough Green, head north towards Wrotham. Proceed onto the A-20 heading towards West Kingsdown. After the roundabout at the top of the hill take the next turning right into Labour In Vain road. Follow the road round to the left past the Hilltop Hotel onto Plaxdale Green Road. Continue along this road and take a left hand turning onto Parsons Lane. Turn left onto Hatham Green Lane and the property can be found on your right-

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

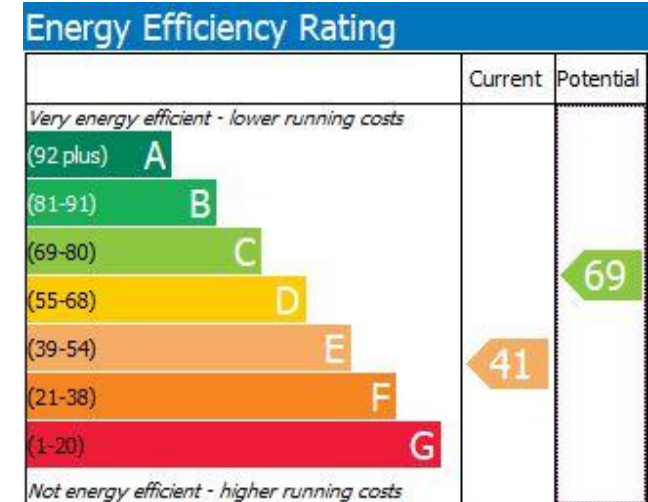
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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