



Alexandre Boyes

01892 354080

[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)



Daneby Hall Cottage, The Lane, Fordcombe, TN3 0RP





# Alexandre Boyes

Montpelier Lodge, 48 Mount Ephraim, Tunbridge Wells, Kent TN4 8AU

## Daneby Hall Cottage The Lane, Fordcombe, TN3 0RP

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Vaulted Kitchen/Breakfast Room
- Study
- Three Bedrooms
- Ensuite W.C
- Family Bathroom
- Outbuildings
- Walled Garden
- Parking
- Walking distance of village centre.





Daneby Hall Cottage is an outstanding country property with a wealth of original features in this highly sought after lane, close to centre of Fordcombe, with its primary school and Public House. A particular feature of the property is the rear walled garden , housing mature shrubs, fruit trees and large terrace ideal for entertaining.



Tunbridge Wells has an excellent range of educational, leisure and shopping facilities including the Royal Victoria Place shopping centre. There are a selection of highly regarded schools in the area both at primary and secondary levels. Tunbridge Wells, Tonbridge and Hildenborough stations all benefit from regular services to the City and West End in under an hour by fast train. A viewing is recommended to appreciate this fantastic family house in this highly sought after location.

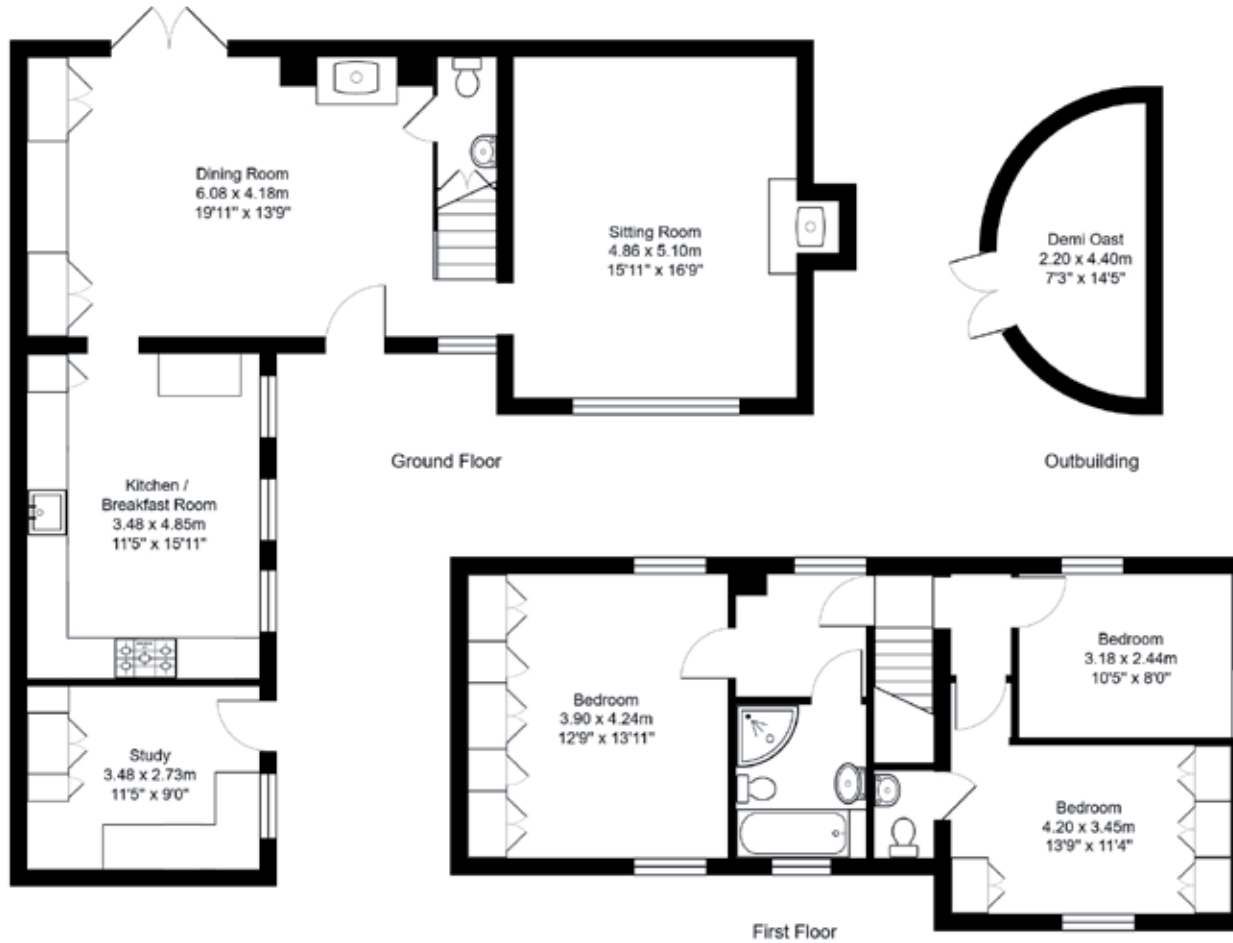


## Viewing

Strictly by appointment with Alexandre Boyes 01892 354080. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



Danby Hall Cottage  
 Total Area: 132.3 m<sup>2</sup> ... 1424 ft<sup>2</sup> (excluding demi oast)  
 All measurements are approximate and for display purposes only.



**IMPORTANT NOTES**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

Score	Energy Rating	Current	Potential
92+	A		96 (A)
81-91	B		
69-80	C		
55-68	D	54 (D)	
39-54	E		
21-38	F		
1-20	G		

