# 2 HARE AND HOUNDS COTTAGES, TN12 0DZ

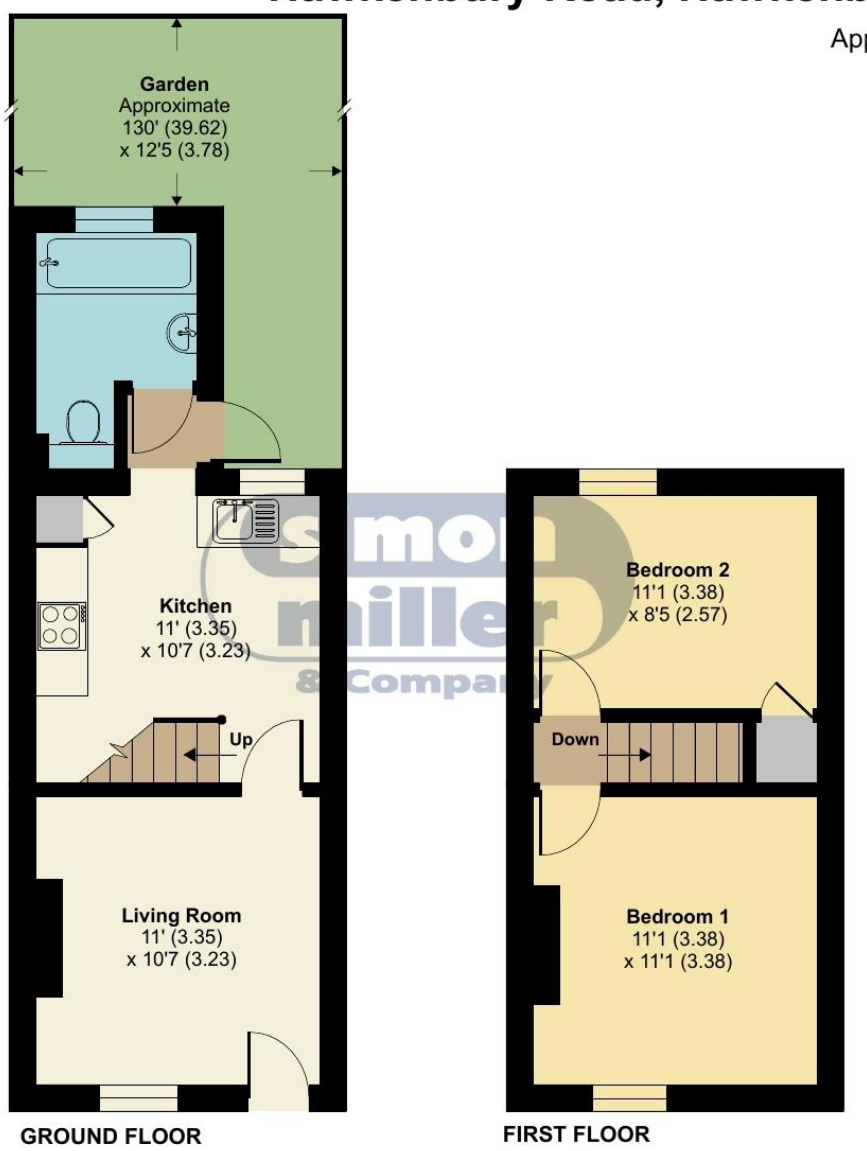
**GUIDE PRICE £275,000 - £285,000**

**EPC RATING: E**

## Hawkenbury Road, Hawkenbury, Tonbridge, TN12

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
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**Set in this rural village location is this very well presented, two bedroom, unlisted terraced cottage. The lounge, with engineered wood flooring leads into the modern kitchen/breakfast room, with fitted breakfast bar and range of wall and base units, with the quality three piece bathroom located to the rear. A staircase from the kitchen leads to the first floor landing and the two bedrooms, the master offering exceptional views over fields to the front. The property has been renovated and decorated to a high standard throughout by the current vendors, including new double glazing throughout and rewiring.**

**Outside, there is a small area of hardstanding to the front and to the rear, exceptional 150' gardens, with Indian sandstone patio area, lawn, timber shed and further decked seating area to the rear.**

**Located beside the Hawkenbury Inn, this pretty village offers easy access to open farmland, with a footpath located opposite the property, with the larger village of Staplehurst only a short drive away, with its range of local shops, Sainsburys' supermarket and mainline train station offering regular services into London. The County Town of Maidstone is approximately 9 miles away, with its greater range of shopping, transport and leisure facilities.**

**MATERIAL INFORMATION**

**Freehold**
**Council Tax Band (A)**
**EPC Report (E)**
**Broadband: Superfast & Standard**

- **BEAUTIFULLY PRESENTED UNLISTED COTTAGE**
- **RURAL VILLAGE LOCATION**
- **TWO BEDROOMS**
- **LOUNGE**
- **KITCHEN/BREAKFAST ROOM**
- **DOWNSTAIRS BATHROOM**
- **150’ GARDENS TO THE REAR**
- **POTENTIAL TO CREAT OFF STREET PARKING TO THE FRONT**

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Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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