



# Lambert & Foster



## WAT TYLERS COTTAGE

CROOK ROAD | BRENCHLEY

*A rare opportunity to purchase a historic and characterful five-bedroom detached Grade II Listed country home in need of some restoration. Situated within park like gardens & grounds extending to about 1.88 acres incorporating a large pond, mature woodland area and shrubs with formal gardens. The accommodation is set over three floors providing a splendid entrance hall with three reception rooms, kitchen breakfast room, with a garden room and a cloakroom. On the first floor is a versatile layout with three bedrooms, two family bathrooms and a large landing/study area with two further bedrooms on the second floor. Externally there is a long sweeping driveway leading to ample off road parking and a large detached garage with attic storage. Brenchley High Street amenities within walking distance or a short drive at 0.6 miles and only 2.7 miles to a mainline railway station and greater amenities in Paddock Wood. Offered to the market with NO FORWARD CHAIN.*

**Guide Price £1,250,000**

FREEHOLD



## WAT TYLERS COTTAGE

CROOK ROAD | BRENCHLEY | TN12 7BE

- A rare opportunity to purchase a historic and characterful five-bedroom detached Grade II Listed country home in need of some restoration
- Situated within park like gardens & grounds extending to about 1.88 acres incorporating a large pond, mature woodland area and shrubs with formal gardens
- Versatile accommodation set over three floors providing a splendid entrance hall, and character features including exposed beams with an inglenook fireplace
- Long sweeping driveway leading to ample off-road parking and a large detached garage with attic storage
- Brenchley High Street amenities within walking distance or a short drive at 0.6 miles
- Offered to the market with NO FORWARD CHAIN

### GENERAL

**Tenure:** Freehold **Services:** Oil fired Aga, Electric storage heaters with mains water supply and private drainage services connected but not tested **Local authority:** Tunbridge Wells Borough Council **Council tax:** Band G  
**EPC:** N/A GII Listed

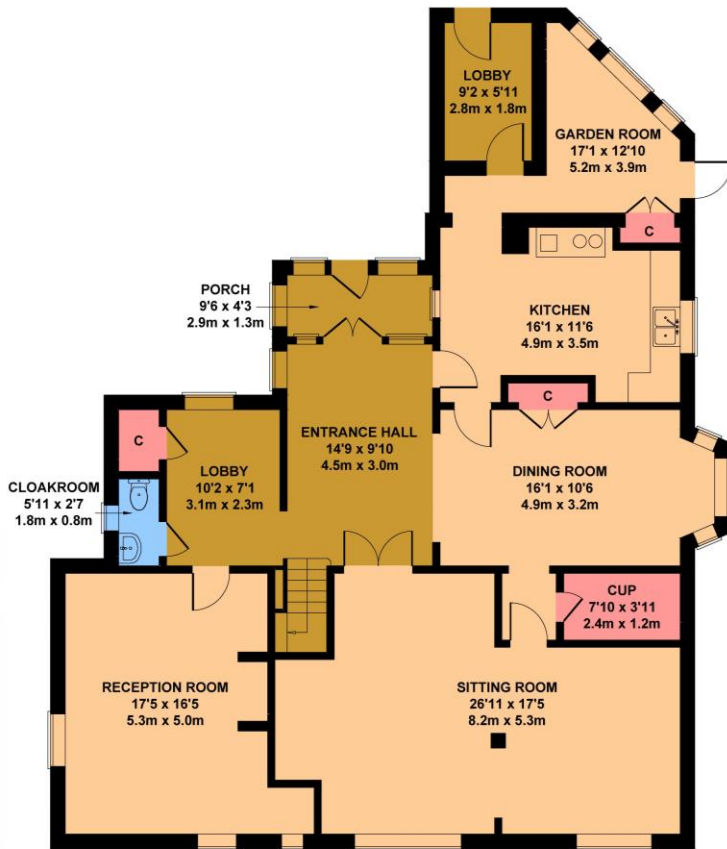
**VIEWING:** To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



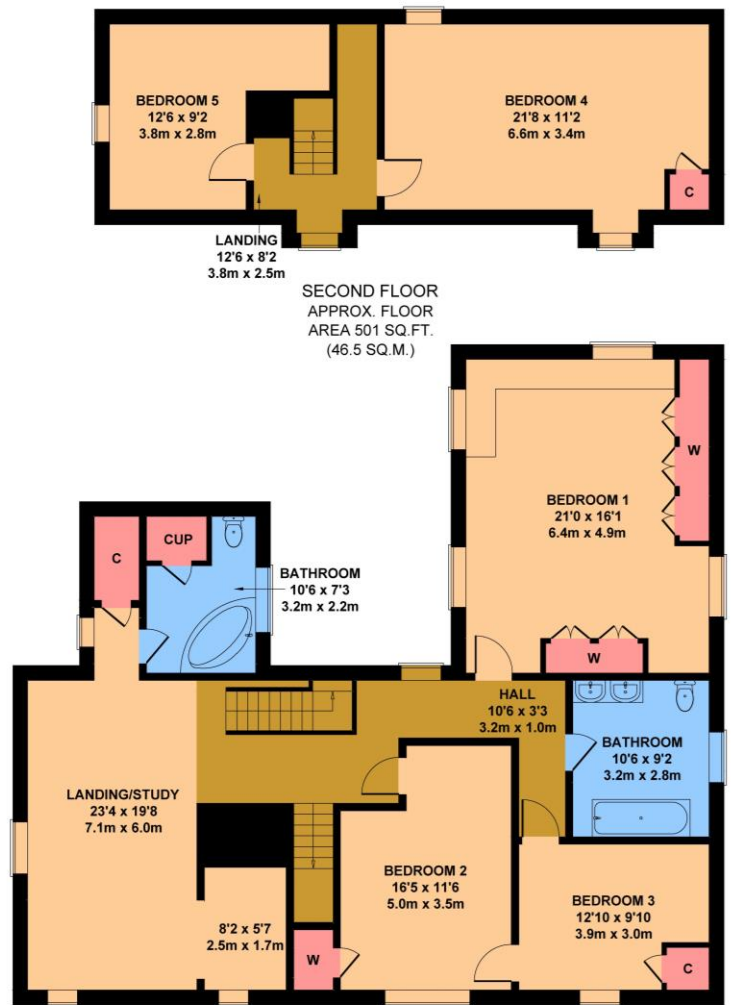
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## FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR  
APPROX. FLOOR AREA 1593 SQ.FT. (148.0 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA 501 SQ.FT. (46.5 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA 1393 SQ.FT. (129.4 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023  
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## PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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