



Lambert & Foster



1 THE WHITEHOUSE

HIGH STREET | BRENCHLEY

A well-presented and versatile extended two double bedroom Grade II listed semi-detached cottage situated in the heart of this popular Wealden village. The accommodation is set over three floors and is well proportioned with character features including exposed beams and an inglenook fireplace with wood burning stove. The property is extended to the rear offering a good size kitchen dinner with underfloor heating that then leads to the rear courtyard garden offering elevated countryside views. Offered to the market with NO FORWARD CHAIN.

Guide Price £395,000

FREEHOLD



1 THE WHITEHOUSE

HIGH STREET | BRENCHELY | TN12 7NQ

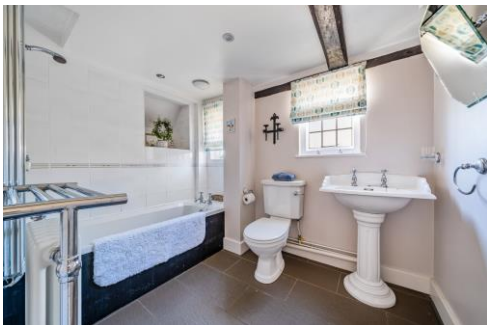
- A well presented and versatile two double bedroom Grade II listed semi-detached cottage
- Situated in the heart of this popular Wealden village
- Well-proportioned accommodation set over three floors
- Character features including an inglenook fireplace with wood burning stove
- Rear courtyard garden and elevated countryside views
- Short drive to major transport links and a mainline railway station
- Within walking distance to local amenities and school
- Offered to the market with **NO FORWARD CHAIN**

GENERAL

Tenure: Freehold. **Services:** LPG Gas central heating with all other mains services connected but not tested.
Local authority: Tunbridge Wells Borough Council **Council tax:** Band E **EPC:** NA GII Listed

VIEWING

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



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

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



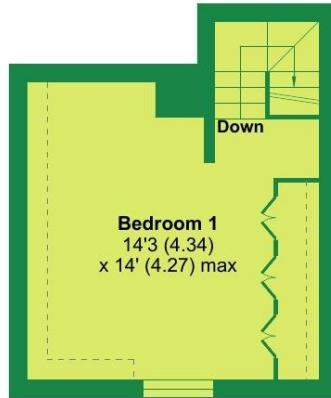
Approximate Area = 990 sq ft / 91.9 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

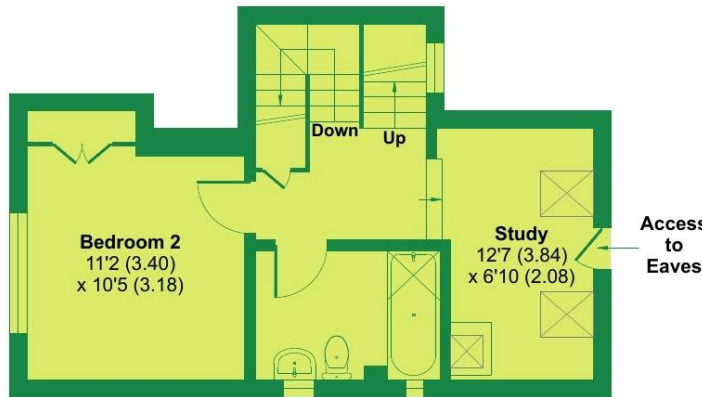
Total = 1006 sq ft / 93.3 sq m

For identification only - Not to scale

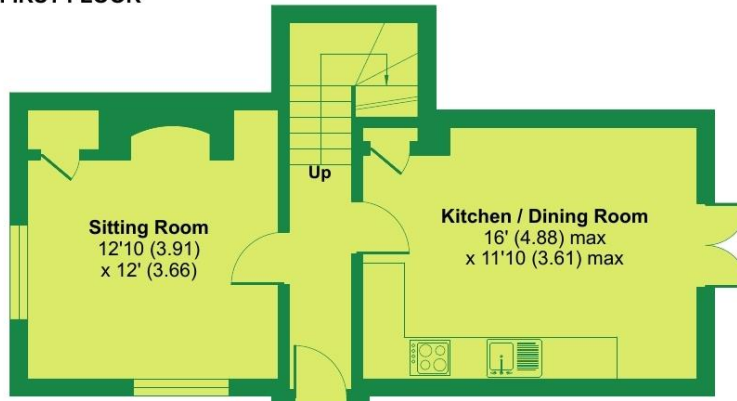
Denotes restricted head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 984396

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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