



Lambert & Foster



MOLLY ASH COTTAGE

SHOREHAM LANE | HALSTEAD

Offered to the market for the first time in 98 years is this stunning unlisted period flint cottage in a semi-rural and secluded yet convenient location. The cottage provides four bedrooms, one of which is located on the ground floor and is accessible by wheelchair. The surrounding land extends 5.01 acres (tbv) offering a paddock of approximately 2 acres and woodland extending approx. 3 acres including a pond. The current owners have created their very own nature reserve for the local wildlife. Situated down a private driveway servicing this cottage and two others, Molly Ash Cottage is within walking distance to the village amenities, a short drive to the mainline station and has excellent roadway and motorway links.

O.I.E.O £1,000,000

FREEHOLD



MOLLY ASH COTTAGE

SHOREHAM LANE | HALSTEAD | TN14 7BY

- A quaint unlisted character flint cottage offering up to four bedrooms
- Kitchen, utility, study, living room, dining room, garden room, shower room
- Situated down a private driveway on the outskirts of Halstead
- Land extending 5.01 acres (tbv) offering a pond, a paddock and woodland
- Walking distance to local amenities and only a short drive to major transport links
- Private driveway providing ample off-road parking

GENERAL: Tenure: Freehold. **Construction Type:** Brick and flint construction under a slate roof. **Services & Utilities:** Mains gas fired central heating with mains water supply and mains drainage services connected but not tested. **Broadband Connection:** Available as Standard and Superfast. **Mobile Coverage:** Available with Okay to good coverage from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Sevenoaks Borough Council. **Council tax:** Band F. **EPC:** E (54).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

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



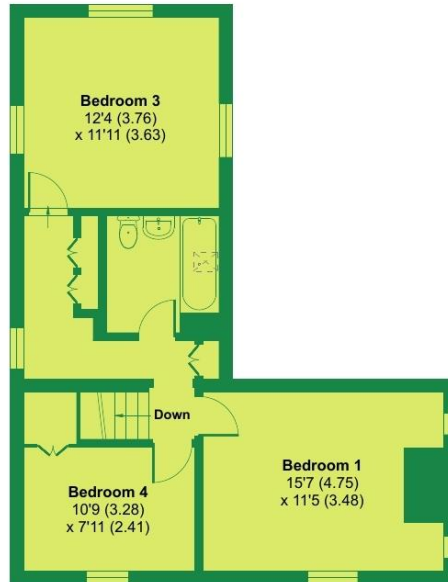
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FLOOR PLANS

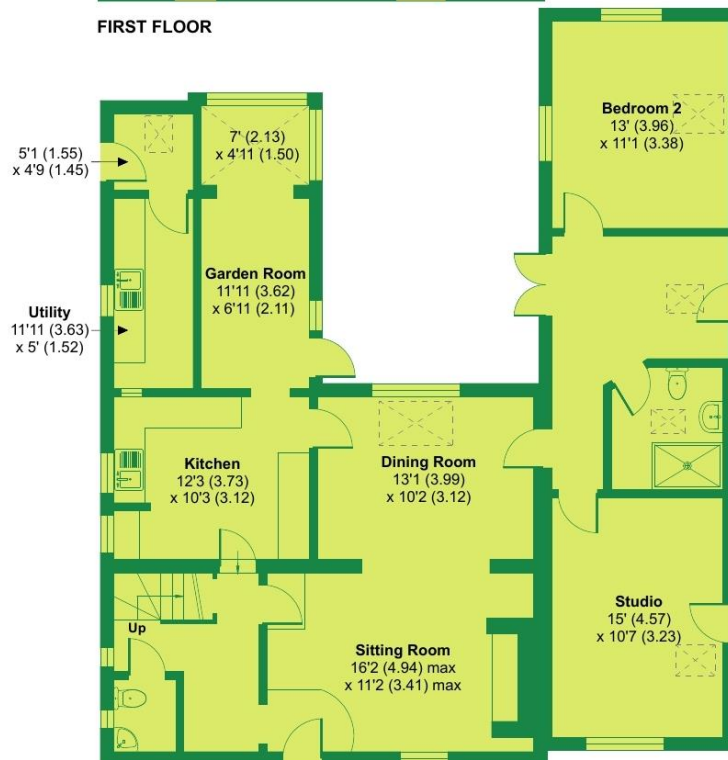
For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.

Approximate Area = 1895 sq ft / 176 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lambert and Foster Ltd. REF: 1135324

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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