



**Lambert  
& Foster**



## SHEPHERDS COTTAGES

WATER LANE | HUNTON

*An opportunity to purchase this pretty Grade II Listed and extended three bedroom semi detached cottage benefitting from a large well tended garden extending front to rear. The Cottage also benefits from off road parking and is situated in a quiet rural location on the outskirts of this Wealden village. Only a short drive to local amenities and to a mainline railway station at Paddock Wood or Marden.*

*Offered to the market with NO FORWARD CHAIN.*

**Guide Price £610,000**

FREEHOLD





## 1 SHEPHERDS COTTAGES

WATER LANE | HUNTON | ME15 0SG

- A well presented extended three bedroom semi-detached character cottage
- Situated in an enviable rural location on the outskirts of this Wealden village
- Open plan kitchen diner, sitting room, shower room, outdoor kitchen area
- Benefitting from a large and well tended garden extending front to rear
- Only a short drive to local amenities and short drive to a mainline railway station at Paddock Wood or Marden
- Offered to the market with **NO FORWARD CHAIN**

**GENERAL: Tenure:** Freehold. **Construction Type:** Brick built under a tiled roof with hung tile to the first floor elevations. **Services & Utilities:** LPG fired central heating with mains water supply and private drainage services connected but not tested. Broadband Connection: Available as standard and superfast broadband. Mobile Coverage: Available with Okay connection from main providers. Further information can be found at [www.ofcom.org.uk](http://www.ofcom.org.uk). **Local authority:** Maidstone Borough Council. **Council tax:** Band E. **EPC:** N/A

**Flood & Erosion Risk: Property flood history:** None. **Rivers and the sea:** high risk. **Surface water:** high risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from [www.gov.uk/check-long-term-flood-risk](http://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. Tynetalk: 0345 602 6340

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



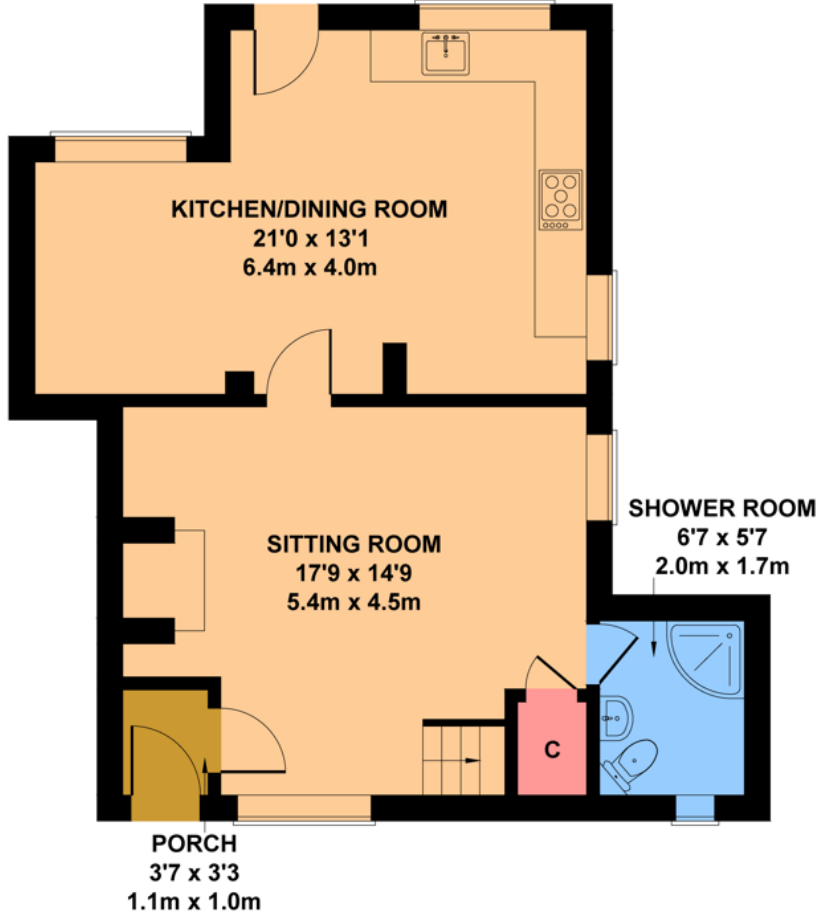


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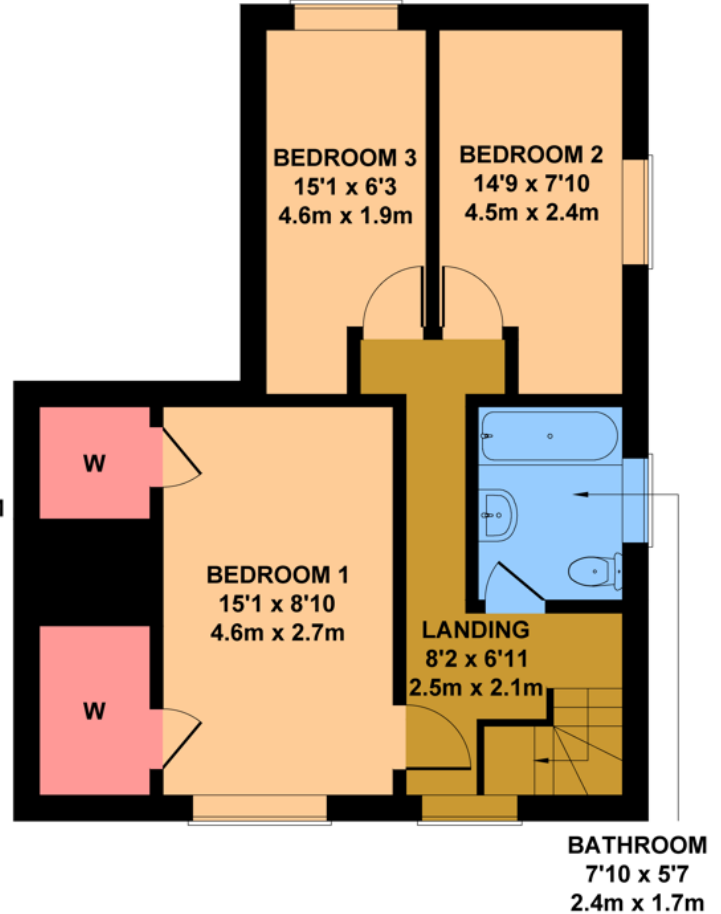


## FLOOR PLANS

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

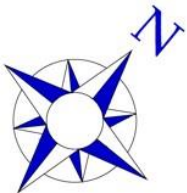


**GROUND FLOOR**  
APPROX. FLOOR  
AREA 562 SQ.FT.  
(52.2 SQ.M.)



**FIRST FLOOR**  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023  
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