



**Lambert
& Foster**



5 WHITETHORN COTTAGE

BRENCHLEY ROAD | MATFIELD

An opportunity to purchase a character two/three double bedroom Grade II listed semi-detached cottage benefitting from a front driveway with EV charging point providing off road parking and a generous southerly open aspect rear garden. Situated close to the heart of this popular Wealden village within walking distance to local amenities and only a short drive to major transport links including a mainline railway station at Paddock Wood. Offered to the market with NO FORWARD CHAIN.

O.I.E.O £460,000

FREEHOLD



5 WHITETHORN COTTAGE

BRENCHLEY ROAD | MATFIELD | TN12 7PR

- A character two/three double bedroom Grade II listed semi-detached cottage
- Double aspect sitting room with a large inglenook fireplace and a study area
- Good size kitchen/breakfast room and a downstairs shower room with wc
- Master bedroom enjoys an en-suite bathroom with a freestanding roll top bath
- Walking distance to local amenities and only a short drive to major transport links
- Offered to the market with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Circa late C17 or earlier. Ground floor Flemish bond brick, first floor rendered over framed construction, weather boarding to first floor rear elevations all under a peg-tile roof with brick stacks. **Services & Utilities:** Oil fired central heating with mains electricity, water supply and drainage services connected but not tested. Broadband Connection: Standard and Ultrafast available but not tested. Mobile Coverage: Available with ok to good coverage from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band D. **EPC:** N/A GII Listed

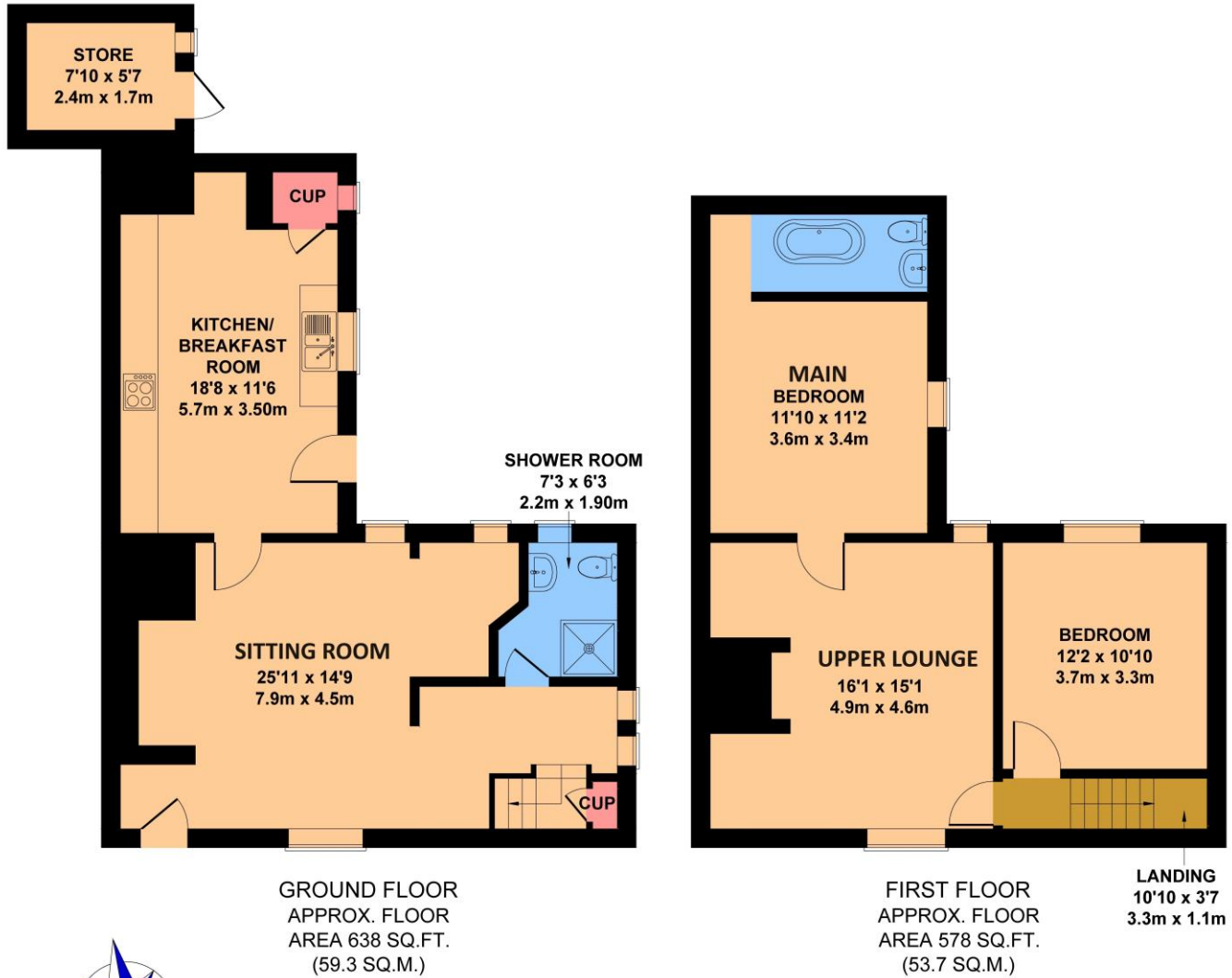
Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk.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



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.



Not to Scale. Produced by The Plan Portal 2024
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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