



Lambert & Foster



HOPGARDEN COTTAGE

MARLE PLACE ROAD | BRENCHELEY

A rare opportunity to purchase a hidden gem of a cottage tucked away amongst woodland and hop gardens. Originally converted from a working hop farm building it offers two double bedrooms and a large front and rear garden with the potential to extend subject to the necessary permissions. The property is set in an idyllic rural location on the outskirts of the village surrounded by woodland and orchards and is accessed via a farm track, benefitting from ample off road parking. Only a short drive to local amenities and to a mainline railway station at Paddock Wood with good links to the A21.

Offered to the market with NO FORWARD CHAIN.

Guide Price £450,000

FREEHOLD



2 HOPGARDEN COTTAGE

MARLE PLACE ROAD | BRENCHLEY | TN12 7HS

- A rural two double bedroom semi detached hop barn conversion
- Situated in an idyllic rural location set back from the lane
- Kitchen, sitting room, two double bedrooms and bathroom
- Large front and back garden with two outbuildings
- Short drive to local amenities and a mainline railway station at Paddock Wood
- Ample off road parking and is offered to the market with **NO FORWARD CHAIN**

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof. **Services & Utilities:** Oil fired central heating with mains water supply and private drainage services connected but not tested. **Broadband Connection:** Standard and Ultrafast broadband. **Mobile Coverage:** Limited. Further information can be found at www.ofcom.org.uk. **Local authority:** Tunbridge Wells Borough Council. **Council tax:** Band D. **EPC:** E (50).

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.



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.

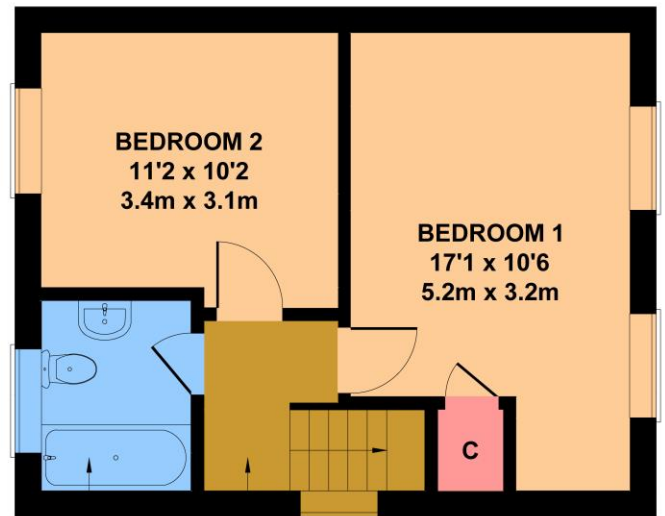
FLOOR PLANS

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

KITCHEN
10'2 x 6'3
3.1m x 1.9m



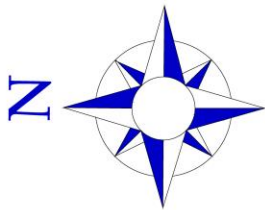
LIVING ROOM
22'0 x 17'1
6.7m x 5.2m



BEDROOM 2
11'2 x 10'2
3.4m x 3.1m

BEDROOM 1
17'1 x 10'6
5.2m x 3.2m

BATHROOM **LANDING**
7'3 x 5'7 6'7 x 5'3
2.2m x 1.7m 2.0m x 1.6m



GROUND FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

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

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