



Lambert & Foster



TITHE WARD COTTAGES

THREE ELM LANE | GOLDEN GREEN

This charming 3/4 bedroom semi detached character cottage has been extended to the side and rear retaining lots of the original character. The property is arranged over three floors ,and provides versatile living accommodation spanning over 1,650 square feet and benefitting from a workshop/studio /home office, off street parking for two to three vehicles along with a generous front garden laid to lawn and a secluded terraced courtyard garden. While the property presents an excellent opportunity to improve and modernise to suit your tastes, it is offered to the market with the added benefit of NO FORWARD CHAIN.

Guide Price £650,000

FREEHOLD



1 TITHE WARD COTTAGES

THREE ELM LANE | GOLDEN GREEN | TN11 0BN

- A well-proportioned 3/4 bedroom semi-detached cottage set over three floors
- In a semi-rural location located between Tonbridge and East Peckham
- Versatile accommodation spanning over 1,650 square feet
- A generous private front garden and terraced courtyard to the rear
- Driveway providing off-road parking for 2/3 cars and a detached garage/workshop
- Offered to the market with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 018892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains drainage **Heating:** Oil fired central heating

BROADBAND: Standard and Superfast available

MOBILE COVERAGE: Limited

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tonbridge and Malling

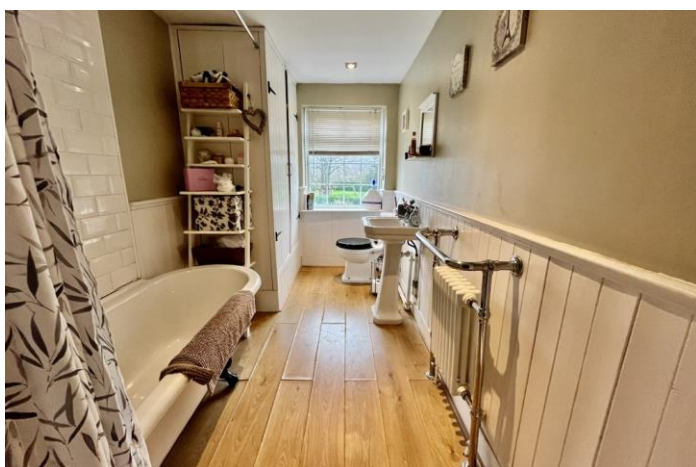
COUNCIL TAX: Band F **EPC:** D (64)

COVENANTS: None known

FLOOD & EROSION RISK: Property flood history: None **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.



LOCATION

The property is ideally located in the picturesque Kent countryside, with easy access to both Hadlow and East Peckham. These nearby villages offer a variety of local shopping options, including bakeries, pharmacies, pubs, restaurants, and general stores. A short drive away is the vibrant town of Tonbridge, which boasts a mainline train station with direct services to London Bridge, Charing Cross, and Cannon Street. Tonbridge also offers excellent schools and a broad selection of shops and amenities. To the north-west lies Sevenoaks, while Tunbridge Wells is just a short drive to the west.

The area has a wealth of good local schools, both Primary and Secondary, including Grammar Schools at Tonbridge, Tunbridge Wells and Maidstone as well as plentiful sporting opportunities and local amenities.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), 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.

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FLOORPLANS

www.lambertandfoster.co.uk

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



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