

EST
1900

125

— YEARS OF —

**Lambert
& Foster**

EST
1900

**Lambert
& Foster**



TATT COTTAGE

HIGH STREET | YALDING

Located in the highly desirable pretty village of Yalding is a four bedroom detached period home with an abundance of character including many original features. The property benefits from four bedrooms, a kitchen/diner, triple aspect reception room, study, utility, downstairs cloak room, two driveways, a detached garage along with a superb mature garden that offers privacy and seclusion. The house is a short walk from the High Street and the attractive centre of the village which offers local shops, public houses and restaurants. Yalding is a quintessential Kent villages steeped in history with the aesthetics to match. There is also a train station and easy access to the larger 'A' road network a short drive away. Offered to the market with NO FORWARD CHAIN

Guide Price £680,000

FREEHOLD





TATT COTTAGE

HIGH STREET, YALDING, ME18 6HT

- A pretty, detached house in a village location
- Two driveways with a five bar gate and a detached garage
- Fantastic mature, large, secluded gardens and with multiple seating areas
- Walking distance of the high street and many local amenities
- Direct trains into London from the nearby Paddock Wood station
- Offered to the market with NO ONWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Details **Water supply:** Details

Sewerage: Details **Heating:** Details

BROADBAND: Standard and Ultrafast available

MOBILE COVERAGE: Indoor limited, outdoor likely
(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** D (57)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** High **Surface Water:** Very low **Reservoirs:** Unlikely **Groundwater:** Unlikely
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof



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.

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. 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 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.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

FLOORPLANS

www.lambertandfoster.co.uk

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

Approximate Area = 1510 sq ft / 140.2 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

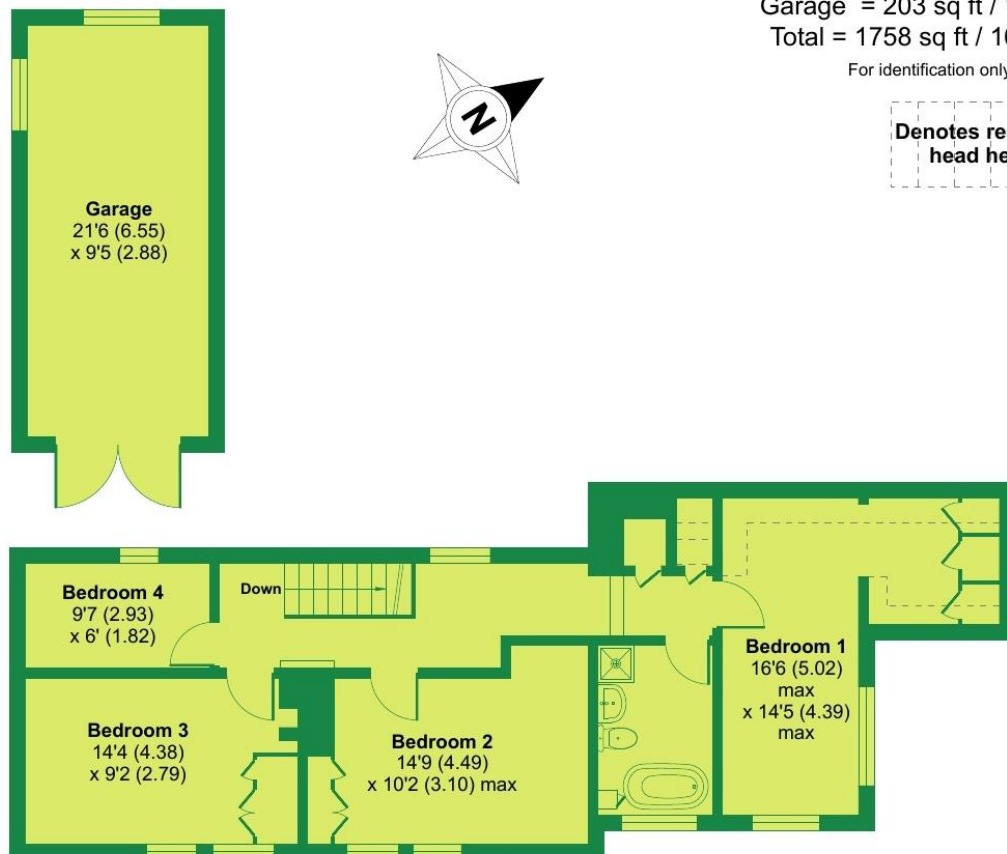
Garage = 203 sq ft / 18.8 sq m

Total = 1758 sq ft / 163.1 sq m

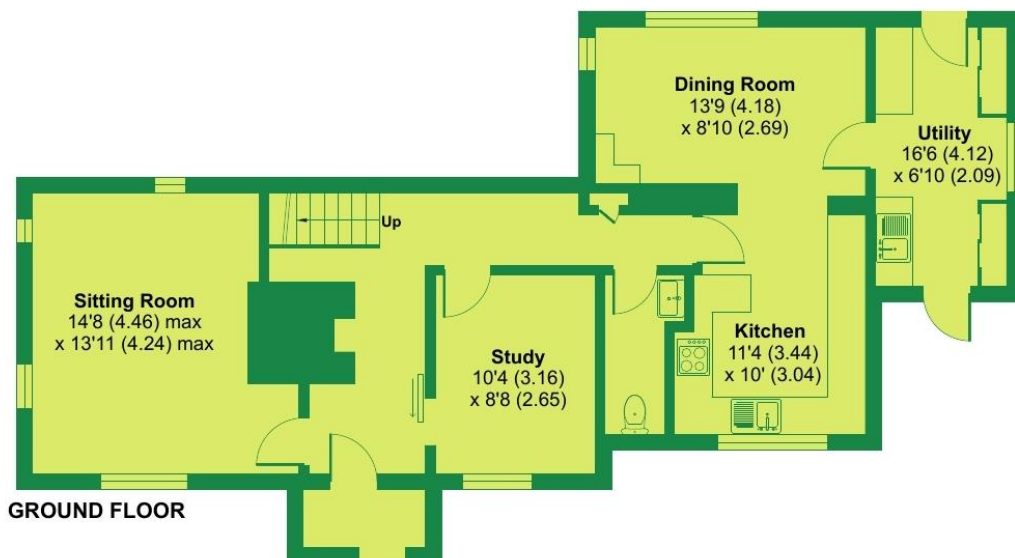
For identification only - Not to scale



Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lambert and Foster Ltd. REF: 1290081

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR 125 YEARS



RICS

arla | propertymark

naea | propertymark



**Lambert
& Foster**