

Lambert & Foster



OLD WORK HOUSE BRENCHLEY

An opportunity to purchase this extended 3 bedroom end of terrace Grade II Tudor townhouse offering a wealth of character, a modern kitchen, inglenook fireplace with inset wood burner, a downstairs w/c and family bathroom to the first floor. The property provides a generous front, side and rear garden as well as a shared driveway offering two allocated off-road parking spaces. Situated in the heart of the popular Wealden village of Brenchley, the property is within easy walking distance of the local primary school, pub and cafes. Only a short drive to the mainline station at Paddock Wood and Tunbridge Wells as well as their wider amenities. Offered to the market with NO FORWARD CHAIN.*

Asking Price £545,000

FREEHOLD





1 OLD WORK HOUSE

HIGH STREET | BRENCHLEY | TONBRIDGE

- An extended 3 bedroom GII* listed end of terrace Tudor townhouse
- Situated in the heart of Brenchley village
- Character features throughout including inglenook fireplace
- Shared driveway providing off-road parking for two cars to the side of the property
- Far reaching views of the Weald to the rear, with garden to the front, side and rear
- Offered to the market with NO FORWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

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

Sewerage: Mains drainage services connected but not tested. **Heating:** Oil fired central heating.

BROADBAND: Available as Standard and Superfast broadband.

MOBILE COVERAGE: EE Good.

(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 E. **EPC:** N/A listed.

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: Stone and lime mortar base, timber construction under tiled roof and brick extension to the rear.



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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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.

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



1 Old Work House, High Street, Brenchley, Tonbridge, TN12 7NQ

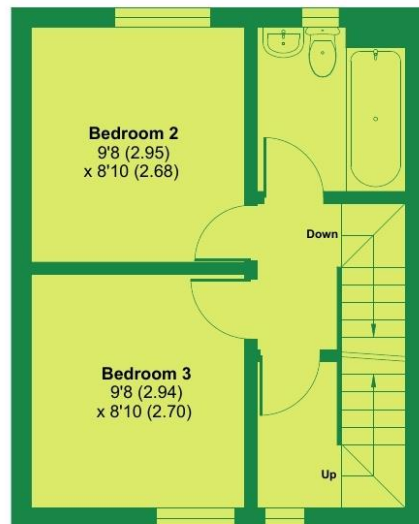
Denotes restricted head height

Approximate Area = 981 sq ft / 91.1 sq m

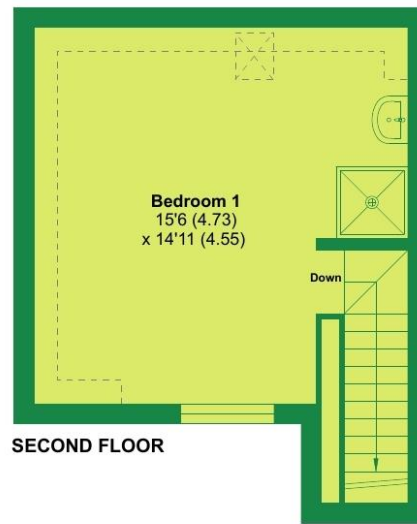
Limited Use Area(s) = 3 sq ft / 3 sq m

Total = 1014 sq ft / 94.1 sq m

For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1330950

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