



# 125

— YEARS OF —

**Lambert  
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# Lambert & Foster



## HOPPERS COTTAGE

B R E N C H L E Y

*A great opportunity to purchase a charming Grade II listed four bedroom semi-detached property with fantastic versatile living space that includes kitchen/diner/living space, a separate reception room, snug/playroom, downstairs cloakroom, en suite to the master and a family bathroom. Outside of the property is a detached converted garage which provides the perfect office. Set back from the road and backing onto orchards provides a wonderful rural feel. The popular Kentish village of Brenchley offers local amenities with more comprehensive shops found in nearby Paddock Wood with a mainline station into London.*

Guide Price £725,000







## HOPPERS COTTAGE

MILE OAK ROAD, BRENCHLEY, TN12 6NF

- Four bedroom, two bathroom semi detached property
- Open plan/kitchen/dining
- Multiple reception rooms offer a versatile living space
- Large detached office
- Beautiful rural location in one of Kents favourite villages
- Easy access to Paddock Wood mainline station

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**TENURE:** Freehold

### SERVICES & UTILITIES:

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

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

**BROADBAND:** Standard 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](http://www.tunbridgewells.gov.uk)

**COUNCIL TAX:** Band F **EPC:** E (53)

**COVENANTS:** None known

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

(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).





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

## Hoppers Cottage, Mile Oak Road, Brenchley, Tonbridge,

Approximate Area = 1799 sq ft / 167.1 sq m

Limited Use Area(s) = 48 sq ft / 4.5 sq m

Outbuildings = 289 sq ft / 26.8 sq m

Total = 2136 sq ft / 198.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1298659

### 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

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