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HOPPERS COTTAGE BRENCHLEY

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

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 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.

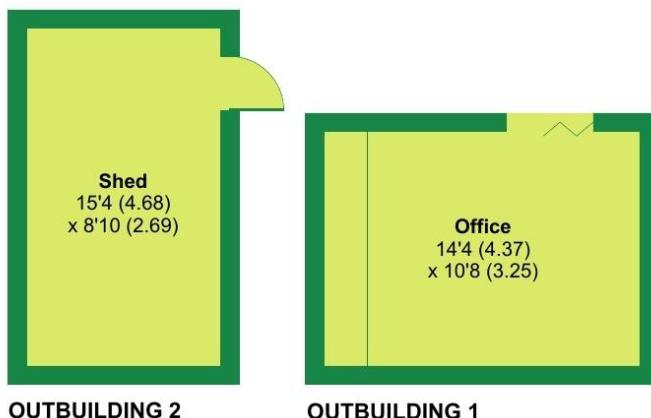
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In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. 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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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,



OUTBUILDING 2

Approximate Area = 1799 sq ft / 167.1 sq m

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

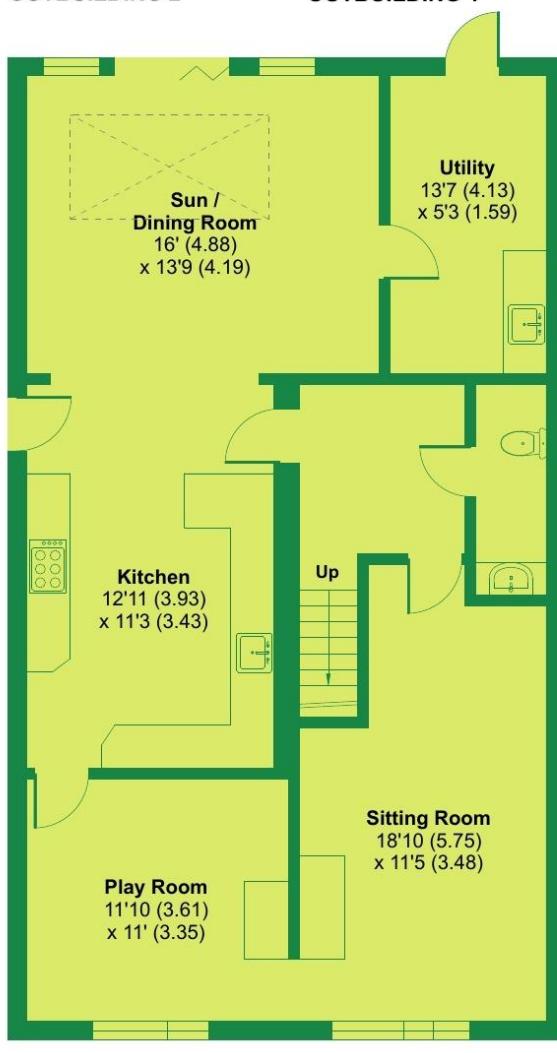
Outbuildings = 289 sq ft / 26.8 sq m

Total = 2136 sq ft / 198.4 sq m

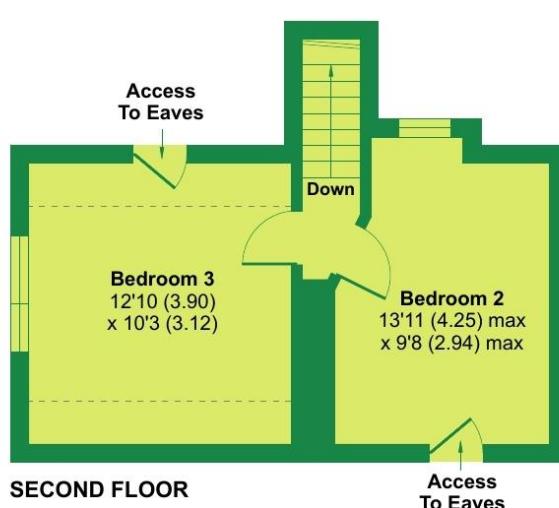
For identification only - Not to scale



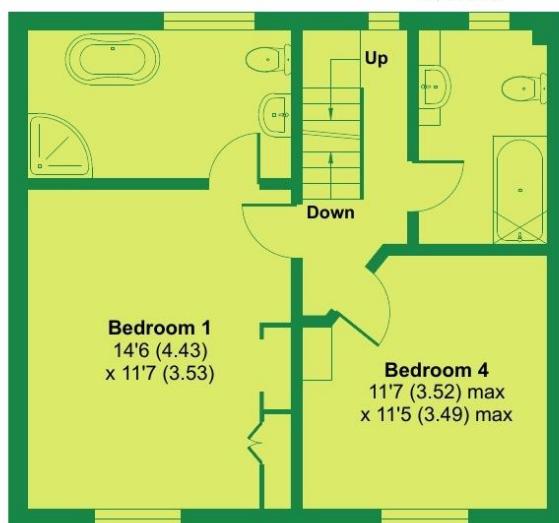
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2025.

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