



Lambert & Foster



3 CLAREMONT PLACE

CHAPEL LANE | IDEN GREEN | KENT | TN17 4HG

Enjoying a stunning rural setting, this quintessential two bedroom cottage with bonus attic room is presented in good order throughout and benefits from a newly fitted kitchen and bathroom. Sitting in delightful well-stocked gardens, the cottage is in the sought after hamlet of Iden Green and is offered to the market chain free. Cranbrook School catchment area.

Guide Price £365,000

FREEHOLD



3 CLAREMONT PLACE

CHAPEL LANE | IDEN GREEN | KENT | TN17 4HG

3 Claremont Place is an attractive mid-terrace (un-listed) cottage presenting brick elevations beneath a pitched, tiled roof. Accommodation is neatly presented and comprises; sitting room with feature fireplace and log burning stove, newly fitted kitchen with 4 ring hob, oven and space for washing machine and dishwasher and a newly fitted bathroom which is fitted with a white suite including a bath and integrated shower over. To the first floor are two double bedrooms and bonus attic room to the second floor which would be an ideal study area (accessed via the principal bedroom).

The property is approached over a shared parking area providing visitors parking, turning space and access to the single garage with a parking space to the front of the garage. There is a beautiful cottage garden to the rear with paved patio and lawn areas to enjoy with timber shed.

Iden Green has easy access to the Village of Benenden, which features an award winning pub, a community shop/cafe and post office and a good butchers. A bonus footpath leads straight to Benenden from Claremont Place. More comprehensive shopping is available in nearby Tenterden and Cranbrook.

In addition to Cranbrook School, there are other excellent public and state schools for children of all ages, namely Bethany, Benenden School, Marlborough House, St Ronans, High Weald Academy and Dulwich Prep School in the area.

Mainline Rail Services available from Headcorn and Staplehurst. Nearby M20 (junctions 8 or 9) and the A21 just outside Hawkhurst gives access to the Motorways.



- Total floor area approximately 729 ft² (67.7 m²)
- Quintessential mid-terrace cottage
- Sitting room with feature fireplace and log burning stove
- Newly fitted kitchen/breakfast room
- Newly fitted white bathroom suite
- Two double bedrooms
- Bonus attic room
- Propane Gas fired central heating
- Front and rear well-stocked gardens
- Garage with parking space in front
- Idyllic setting with stunning views across the countryside
- Footpath that leads straight to Benenden
- Cranbrook School catchment area
- Offered to the market chain free

DIRECTIONS

Exiting the village of Benenden, at the minor crossroads, continue to the hamlet of Iden Green. Proceed along Iden Green Road and at the minor crossroads take the right hand turning into Coldharbour Road, where upon Chapel Lane and Claremont Place itself can be found shortly on the right-hand side.

GENERAL

Tenure: Freehold

Services: Mains electricity, water and drainage. Propane gas fired central heating.

Agents note: There is a right of way to the rear across no.4 and no.5

Local authority: www.tunbridgewells.gov.uk

Council tax: Band C **EPC:** G (12)

Broadband Coverage: Standard and Superfast
11 mbps/54 Mbps

Mobile coverage: Limited

VIEWING

By appointment only.

Cranbrook Office: 01580 712888.

FLOORPLANS

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

3 Claremont Place, Chapel Lane, Iden Green, Cranbrook, TN17 4HG

Approximate Area = 711 sq ft / 66 sq m
 Limited Use Area(s) = 18 sq ft / 1.6 sq m
 Total = 729 sq ft / 67.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lambert and Foster Ltd. REF: 1122878

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
 Tel. 01892 832 325
 77 Commercial Road,
 Paddock Wood,
 Kent TN12 6DS

CRANBROOK, KENT
 Tel. 01580 712 888
 Weald Office, 39 High St,
 Cranbrook, Kent
 TN17 3DN

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe,
 Kent CT21 4HU

WADHURST, SUSSEX
 Tel. 01435 873 999
 Helix House, High Street,
 Wadhurst, East Sussex
 TN5 6AA

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 but 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. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.