



KILCREGGAN

BRENCHLEY

Lambert and Foster are delighted to offer this exquisite and significantly extended four bedroom detached home in the heart of Brenchley Village. Internally, Kilcreggan has been extensively renovated to the highest standard throughout including a feature Schuller kitchen in the heart of the home, a large 'hidden' utility room with under floor heating throughout the whole of the downstairs, solar panels as well as a landscaped wrap around garden with a mix of established and new plants and shrubs. In addition, the property has been sympathetically reconfigured to provide five generous reception rooms, of which two lead to the rear garden and patio via aluminium bi-folding doors creating the perfect indoor/outdoor dining experience. Offered to the market with no onward chain.

Guide Price £1,450,000

FREEHOLD





KILCREGGAN

WINDMILL HILL | BRENCHELY | KENT

- A significantly extended four bedroom detached home
- Extensively renovated to the highest standard throughout
- A Schuller kitchen in the heart of the home, under floor heating throughout the ground floor, solar panels
- A landscaped wrap around garden with a mix of established and new plants and shrubs
- A double garage with electric roll up doors with storage above
- Offered to the market with NO ONWARD CHAIN

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains and Fox solar system with battery storage. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Oil fired central heating with underfloor heating throughout the ground floor and radiators to the first floor.

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band G **EPC:** C (73)

COVENANTS: None known.

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

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof.

BROADBAND: Available as Standard, Superfast and Ultrafast broadband.

MOBILE COVERAGE: EE good.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).



DESCRIPTION CONTINUED

Kilcreggan is positioned centrally within this generous plot, set back from the road accessed via electric gates from Windmill Hill with a paved driveway leading to the home and newly built detached double garage with storage above and EV charging port.

The home benefits from a significant single storey extension bringing natural light into the property from the skylights and two sets of bi-fold doors which all lead to a generous patio, outdoor bar area, a golf pitch and putt with sand bunker and garden laid to lawn with mature borders provide privacy and seclusion.

To the first floor of the property are four double bedrooms, two en-suite and a family bathroom. The principal bedrooms extends front to back and benefits from ample built-in storage as well as a en-suite shower room.

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

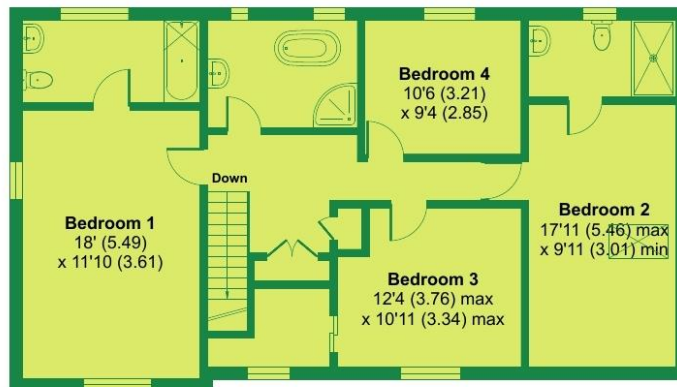
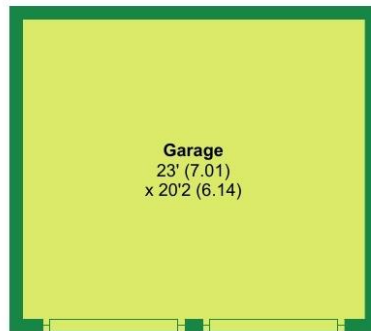
Kilcreggan, Windmill Hill, Brenchley, Tonbridge, TN12 7NP

Approximate Area = 3151 sq ft / 292.7 sq m

Garage = 463 sq ft / 43 sq m

Total = 3614 sq ft / 335.7 sq m

For identification only - Not to scale



FIRST 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: 1358914

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