



**1 Green Farm Cottage School Lane,**  
West Kingsdown, Kent, TN15 6JL Freehold

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Price Guide £725,000

**Stunning views to the front and rear over countryside, this three story Victorian cottage with the original part of the house dating back to 1896. The property has retained original features whilst its been stylishly modernised, extended twice and also has a superb studio annex in the garden. The property is a great home if you are looking for the rural feel but in close proximity to amenities.**

### Overview

- Extended Victorian cottage with character features
- Countryside views
- Annex with kitchen area and shower room
- Four Bedrooms, two bathrooms and cloakroom to main house
- Sitting room with log burner
- Stunning open plan kitchen/dining room
- Parking for a number of cars, Large garden backing onto countryside
- Underfloor heating throughout
- Council tax band F
- No onward chain

### GROUND FLOOR

#### Porch

Door to entrance hall and windows to side.

#### Reception hall

Dual aspect with bespoke solid oak staircase leading to the first floor, vaulted ceiling with velux and storage.

#### Kitchen area

20'9 x 9'6

Shaker style kitchen with wall and base units, granite worktops, breakfast bar, hot tap, mixer tap with water softner, sink with drainer, range master cooker with electric oven and gas hob with extractor above, dishwasher, washing machine, tumble dryer, fridge/freezer, windows over looking the garden, vaulted ceiling with velux windows and double doors to garden. Open to dining area

#### Dining area

20'1 x 9'10

Feature brick fireplace with log burning fire, beams, double glazed window to the garden and door to sitting room.

#### Sitting room

20'1 x 10'3

Two doubled glazed windows to the front, exposed brick fireplace with log burning fire.

#### Cloakroom

WC, vanity wash basin and window to side.

### FIRST FLOOR



**Bedroom two**

10'10 x 9'9

Double glazed window to front, built in wardrobes with one having eves storage behind.

**Bedroom three**

10'10 x 10'10

Double glazed window to the front and built in wardrobes.

**Bedroom four**

10'2 x 7'10 max

Double glazed window with stunning views over the rear garden and built in wardrobes.

**Bathroom**

13'1 x 6'8

Double glazed window to the rear, bath, shower cubicle with monsoon shower, vanity wash basin and WC.

**SECOND FLOOR****Master bedroom**

18'8 max x 14'1 max

Dual aspect with stunning views to both sides over countryside, vaulted ceiling, built in wardrobes with drawers and dressing table, beams and door to en-suite.

**En-suite**

Double glazed window to side, shower cubicle, WC, vanity wash basin, heated towel rail and storage.

**EXTERNAL****Front garden**

In and out driveway for a number of cars, lawn, hedges and side access to the rear garden.

**Rear garden**

Indian standstone patio, lawn, flower beds, trees, shrubs, decked area with pagoda which backs onto countryside and has great rural views. Access to the annex.

**Annex room**

23'10 max x 11'10 max

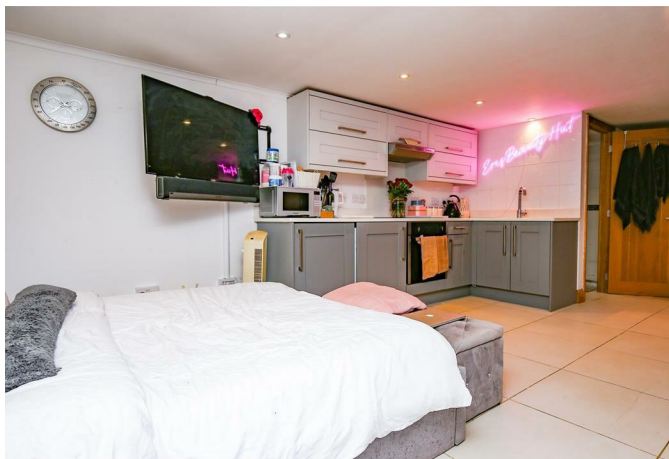
Under floor heating, double glazed windows, bed area, kitchen with wall and base units, quartz worktops, sink drainer, induction hob, oven, fridge. The shower room has a shower, WC and vanity wash basin.

**Property info**

The house is freehold, of standard construction with tiled roof, under floor heating, mains gas and electricity currently supplied by Shell Energy, mains water/drains/sewage via South East Water, telephone, cable via Sky and broadband is FTTC.

**Location**

West Kingsdown benefits from a variety of shops, two pubs, restaurants/takeaways, doctors surgery, primary school, library, petrol station and churches, Brands Hatch Mercure Hotel and Spa, with its fitness centre and pool; and the famous Brands Hatch Circuit. The renowned London Golf Club and Brands Hatch Place Hotel and Spa are a short drive away.

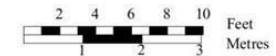
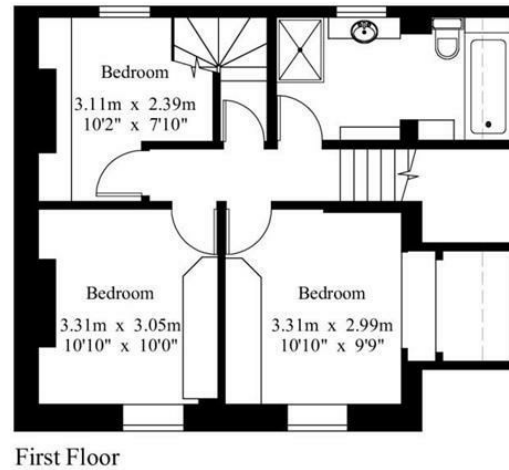
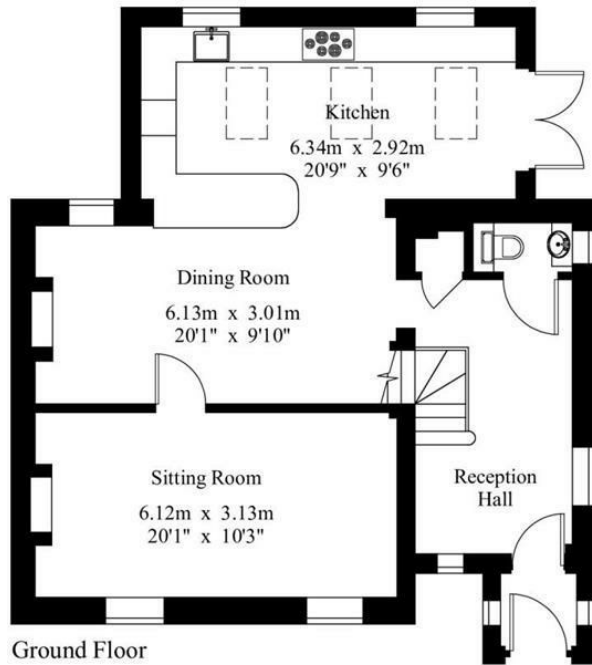
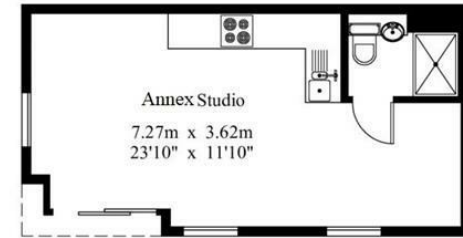




## 1 Green Farm Cottages

House - Gross Internal Area : 156.9 sq.m (1,688 sq.ft.)

Garden Studio - Gross Internal Area : 25.4 sq.m (273 sq.ft.)



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