



## 1 Springfield Cottage Reeds Lane

Shipbourne, Tonbridge, TN11 9RR Freehold

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Price Guide £550,000



Requiring modernisation the property is set in a charming rural position with stunning views over countryside. With entrance hall, sitting room, dining room, kitchen, three bedrooms and upstairs bathroom. Externally a driveway for two cars, garage and lovely rear garden. No onward chain.

### Overview

- In need of modernisation
- Period property
- Rural location with views of countryside
- Two reception rooms
- Kitchen, lobby
- Three bedrooms
- Upstairs bathroom
- Rear garden, driveway, garage
- No onward chain
- Council tax band D



### Ground floor

#### Entrance hall

Stairs to first floor

#### Sitting room

12'11 x 10'10

Sash bay window, fireplace

#### Dining room

11'9 x 10'10

Fireplace with stove, window to rear, airing cupboard and under stairs cupboard.

#### Kitchen

9'10 x 7'5

Window to side, wall and base units, worktops, sink, drainer, space for electric cook with extractor above and fridge.



### Lobby

Window to side and door to garden.

### First floor

#### Landing

#### Bedroom one

12'11 into bay x 10'10

Sash window to front and storage.

#### Bedroom two

11'0 x 9'4

Sash window to rear and built in storage.

### Bedroom three

9'11 x 7'5

Exposed floor boards and sash window to rear.

### Bathroom

7'8 x 4'8

Bath, shower over, shower screen, wash basin, WC and window to front.

### Externally

#### Front

Driveway for two cars, small front garden, garage and side access.

### Rear garden

84'0 x 66'0 max (min 28'0)

Lawn, patio, borders with plants and shrubs, garden tap and sheds.

### Agents notes

The property is freehold and of standard construction, oil fired central heating, is connected to electricity, mains water and sewage.



Garden 84ft max  
x 66ft max (min  
28ft)



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