



Mole End, Hill Hoath Road, Chiddingstone, Kent TN8 7AE  
Guide: £900,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Charming Detached Character Cottage
- \*Highly Sought After National Trust Village
- \*Three Double Bedrooms \*Sitting Room with Stove
- \*Country Kitchen & AGA \*Utility & Cloakroom
- \*Family Bathroom with Roll Top Bath \*Delightful Cottage Gardens
- \*Detached Brick Outhouse \*Gated Driveway & Parking Area

#### Description

Charming, detached character cottage situated in an enviable rural position at the end of a no through road, in the historic village of Chiddingstone, within walking distance of the highly popular village school. This delightful property has been improved by the current vendors, having been in the same ownership for many years and is presented in lovely order throughout. Surrounded by well stocked cottage gardens and with the potential to further improve/extend subject to planning.

#### Accommodation:

- The property is approached through a wooden picket gate with brick paved pathway leading to the enclosed entrance porch, added in recent years with reclaimed bricks to match the existing building, solid wooden door to:-
- Sitting room having central chimney breast, Morso multifuel stove set on a brick hearth, exposed brick walls, exposed ceiling and beams, staircase rising to the first floor.
- Country farmhouse style kitchen fitted with a range of solid pine wall mounted cabinets and base units of cupboards and drawers, tiled splashback and woodblock worktops. Dual oven oil fired AGA range cooker which also provides the hot water, fitted to chimney breast with beam, tiled splashback and fitted cupboards to either side with granite tops. Ceramic under mounted sink, integrated dishwasher, integrated fridge/freezer, and full height pull out larder cupboard. Triple aspect with exposed ceiling beams, spot lighting, tiled flooring, and French doors to garden.
- Utility room and cloakroom, accessed via a latch door from the kitchen, utility area having fitted wall cabinets and worktop, space and plumbing for washing machine and tumble dryer, latch door to modern cloakroom comprising close coupled w.c, pedestal basin and meter cupboard.
- First floor landing with access to loft via hatch. Three double bedrooms on the first floor all having electric oil heaters. Two bedrooms to front, one having airing cupboard housing tank with fitted immersion, the other a fitted cupboard over the stair recess. Third bedroom with aspect to rear.
- Family bathroom fitted with a white contemporary suite comprising freestanding roll top bath, with telephone style mixer tap and handheld shower attachment, taking advantage of the view to the rear, close coupled w.c and floating basin. Separate shower cubicle with Aqualisa thermostatic shower, rainfall head and glazed screen. Painted wood panelling to half height, metro wall tiling, inset lighting and stripped painted wooden flooring.
- Gravel driveway accessed by wooden five bar gate providing off road parking for three vehicles and external power sockets.



- Delightful well stocked cottage gardens to either side of the cottage, predominately laid to lawn with deep planted shrub/flower borders, mature hedge, and tree boundaries. Footpaths and bridleways nearby offering walks to Hever, Penshurst and local country pubs.
- Detached brick and Kent peg tile outhouse with w.c and two storage areas, further brick garden store attached to the cottage.
- Services & Points of Note: Mains water and electricity. Oil AGA providing hot water. Tank with immersion heater. Shared private sewage plant with two other properties under a maintenance agreement costing approx. \$300p/a. Electric oil radiators in bathroom and bedrooms. White oak custom made windows and internal doors. Two mains smoke alarms. Exterior sensor security lighting. Sky ultrafast broadband connection.
- Council Tax Band: F - Sevenoaks Borough Council.
- EPC: F

#### Chiddingstone

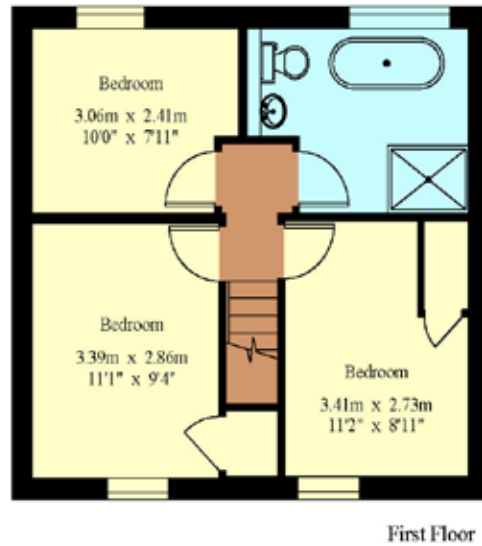
Mole End is located in a conservation area and designated Area of Outstanding Natural Beauty, at the end of a no through road, situated in a stunning countryside position, with numerous country walks from the doorstep. The National Trust Tudor village of Chiddingstone provides Church of England Primary school, Tulip Tree tea rooms, village shop, St Mary the Virgin Church and historic Chiddingstone Castle, as well The Castle Inn, serving locally brewed beer. Several other nearby villages offer a great range of traditional and more modern country pubs. Hever is within walking distance with its famous Castle and prestigious Golf Club. Edenbridge town offers shopping facilities including a Waitrose, Tesco's and shops including a family run butchers, indoor sports centre and railway station. Local railway stations can be found at Hever (47mins London Bridge), Cowden (48mins London Bridge), Hildenborough (40 mins Charing Cross) and Leigh (1Hr 13mins London Victoria) with the towns of Sevenoaks and Tonbridge and Tunbridge Wells providing a full range of both state, grammar and private schools, shopping and recreational facilities. The M25 is available at Godstone or Sevenoaks J5, with Gatwick Airport being 20 miles away.



Viewing Strictly By Appointment

01732 834835

[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

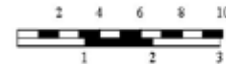
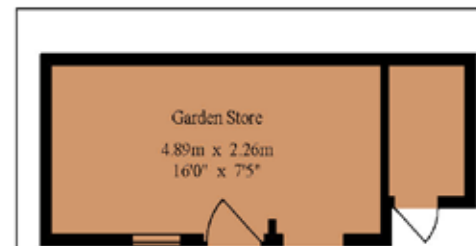


Mole End



House - Gross Internal Area : 79.2 sq.m (852 sq.ft.)

Store - Gross Internal Area : 13.3 sq.m (143.1 sq.ft.)



For Identification Purposes Only.

© 2024 Trooplan (UK) Limited (01892)614881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

