



7 Rock Cottages, Hoath Corner, Chiddingstone Hoath, Kent TN8 7BS
Guide Price: £375,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Unlisted Character Cottage
- *Sought After Rural Hamlet with Pub
- *Two Double Bedrooms
- *Sitting Room with Log Burner & Dining Extension
- *Shower Room
- *Private Garden to Front
- *Brick Outhouse with Power & Water Supply
- *On Street Parking
- Cowden Station- 1.8 Miles (London - 53 Minutes)

Description

A most attractive, attached period cottage with brick and half tiled elevations, located in this picturesque and peaceful hamlet with its well-regarded public house, The Rock Inn. The neatly presented accommodation comprises a sitting room with cosy log burner, two double sized bedrooms, a ground floor shower room and a sociable dining kitchen, fitted with an array of Shaker style cupboards and providing space for all necessary appliances. Externally, the property benefits from private garden space to the front, which with its favourable south-westerly orientation is a reliable suntrap.

Accommodation:-

- Modern UPVC double glazing (installed within the last ten years)
- Front door opening into a small lobby area with space to hang coats and store shoes with an open aspect to:
- Sitting room with an exposed brick chimney breast complete with inset log burner set atop a stone hearth. Antico type flooring and a charming bay window to the front, together with wall light points and generous head height
- Sociable dining kitchen encompassing a comprehensive selection of Shaker style base/ wall cabinets in a light grey colourway with laminate counters over, tiled splashbacks and an area of open shelving. Space/connection for an electric cooker with fitted extractor over, space/plumbing for a slimline dishwasher and space for a tall fridge/ freezer. Oil-fired range cooker (also responsible for the central heating and hot water) and inset stainless steel sink with drainer/mixer tap. Stable door opening to a side passageway and door to a shelved understairs' pantry/utility cupboard
- From a rear lobby a staircase rises and turns to the first floor. A shower room incorporating a corner enclosure, floor mounted vanity with inset basin, WC, floor tiling and wall tiling to dado height, is also accessible from the lobby
- Main double bedroom with a pleasant outlook to the front, hatch to the loft space and wall-light points
- Second dual aspect double bedroom with fitted storage cupboards, one of which houses the hot water tank (with electric immersion heater).



- Externally, the private garden is orientated to the front, comprising a patio and area of lawn bordered by a fence and shrub border. Enjoying a favourable south-westerly orientation this charming space is the perfect spot to relax and unwind. There is in addition a small portion of private outside space located behind the outhouse, currently housing the private oil tank and large enough to position a small shed or greenhouse in should one wish
- SERVICES, OUTGOINGS & INFORMATION:
Mains electricity, water & drainage. Oil-fired central heating
- Council Tax Band: E (Sevenoaks)
- EPC: E

Situation

Chiddingstone Hoath is a small hamlet set in beautiful greenbelt countryside and located not far from Chiddingstone Village which has a pub, tea rooms and general store. 'The Rock Inn' pub can be found at the end of Truggers Lane and offers fine ales and delightful home cooking.

Schools: Highly regarded Chiddingstone C of E Primary School plus primary schools at Hever, Penshurst and Four Elms. At secondary level there are a selection of grammars and non-selective schools in nearby Tunbridge Wells, Tonbridge & Sevenoaks. There are many independent schools in the area, including the nationally renowned Sevenoaks and Tonbridge. See [http:// schoolsfinder.direct.gov.uk/schoolsfinder](http://schoolsfinder.direct.gov.uk/schoolsfinder)



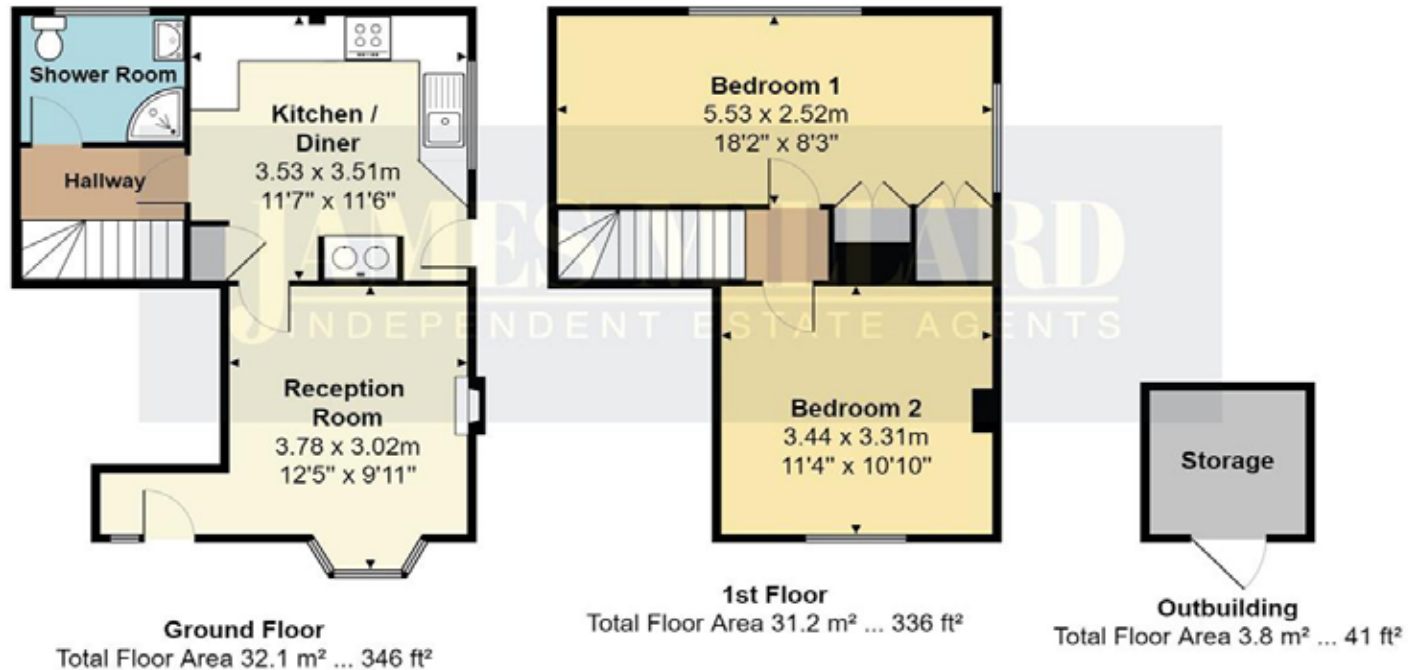
Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

Chiddingstone Hoath, Edenbridge, TN8

Total Floor Area: 67.1 m² ... 722 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

JAMES MILLARD
INDEPENDENT ESTATE AGENTS

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

