



2 The Boffins, Knotley Hall, Chiddingstone Causeway, Kent TN11 8JH
Guide Price: £950,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Semi-Detached Country Cottage *Situated in Small Country Estate
- *Four Bedrooms *Dual Aspect Sitting/Dining Room
- *Kitchen & Breakfast Room *Ground Floor Cloakroom
- *Two En-Suites & Family Bathroom
- *Integral Garage with Block Paved Driveway *Visitors Parking Area
- *Front Garden & Attractive South Facing Rear Garden
- *Residents Tennis Court & Visitor Parking

Description

Charming semi-detached four bedroom character cottage forms part of the small country estate of Knotley Hall, occupying a semi rural location on the outskirts of this small hamlet. This delightful cottage offers bright dual aspect rooms with lovely outlook over the south facing rear garden, along with communal tennis court for the exclusive use of the residents.

Accommodation

- Block paved driveway and pathway with step to the front door opening to the entrance hallway having ceramic tiled flooring, archway and stairs rising to the first floor with under stairs storage cupboard. Ornate window to half landing and cloakroom comprising close toilet and wall mounted basin.
- Bright dual aspect sitting room with wooden flooring, ceiling beam and French doors with full height side windows leading out to the rear garden. Central fireplace with woodburning stove set on a stone hearth with brick surround and wooden mantle.
- Kitchen fitted with a range of light oak wall mounted cabinets and base units of cupboards and drawers with granite worktops and upstands. Neff eye level double oven and Neff induction hob with extractor hood over, integrated appliances, including Bosch fridge/freezer and Neff dishwasher. Pull out larder unit and corner cupboard, ceramic tiled flooring, lovely outlook from sink over the rear garden and spotlighting. An archway leads through to the breakfast area with continuation of ceramic tiled flooring, door to rear garden and door leading to the integral garage.
- Integral garage having double wooden doors to front, a sizeable garage having power and light, wooden personal door to garden. Floor mounted Worcester oil fired boiler, space and plumbing for washing machine and tumble dryer.
- First floor landing with access to loft via hatch.
- Main bedroom suite into eaves, dual aspect with dormer windows and stripped wooden flooring, a storage cupboard and contemporary ensuite shower room comprising close couple toilet, floating pedestal basin, shower enclosure with thermostatic shower and mosaic tiling. Continuation of the stripped wooden flooring, concertina door and inset lighting
- Pretty guest bedroom suite with double fitted wardrobe beamed ceiling, luxurious fitted carpet, dormer window overlooking the garden and ensuite shower room, all into eaves. Ensuite shower room fitted with a white suite comprising close coupled toilet, pedestal basin wood effect laminate flooring and shower enclosure with thermostatic shower on riser and tiled surround.
- Second bedroom into eaves with tall window offering a lovely aspect over the garden. Third bedroom also into eaves with aspect to rear over the garden.

- Family bathroom comprising a white suite with large corner bath with handheld telephone style mixer tap, close coupled toilet and pedestal sink. Painted stripped wooden flooring, inset lighting and extractor.
- Attractive sunny south facing rear garden mainly laid to lawn interspersed with mature shrub/flower borders and mature trees providing a lovely secluded setting. Terrace/seating area and pathway leading to a wooden gate providing access to the visitors parking area, screened oil tank, external tap and brick barbecue area. Various spots to sit and enjoy the garden which tapers to the far rear.
- Residents' tennis court and visitors parking area.
- Services: Mains electricity, water and drainage. Oil central heating with Nest control.
- Communal charges: £50.00 per month.
- Council Tax: Band: G – Sevenoaks Borough Council
- EPC: D

Situation

Chiddingstone Causeway village provides a local store, church and post office together with The Little Brown Jug Public House and the extremely convenient local Penshurst railway station (Tonbridge/Redhill Line). The newly built village hall provides activities ranging from a live music club to martial arts and dance groups. It is also within the catchment area of the popular Chiddingstone Primary School, rated as excellent by Ofsted. Mainline stations to London may be found at both Hildenborough and Edenbridge, whilst a wider range of shopping, educational and recreational facilities can be found at Sevenoaks and Tonbridge. The A21 by-pass linking to the M25 motorway network, London, the South coast and major airports is only four miles away. The property is surrounded by beautiful countryside, and the National Trust village of Chiddingstone is nearby together with Leigh village, Hever Castle and Penshurst Place, all well known tourist attractions.



Viewing Strictly By Appointment

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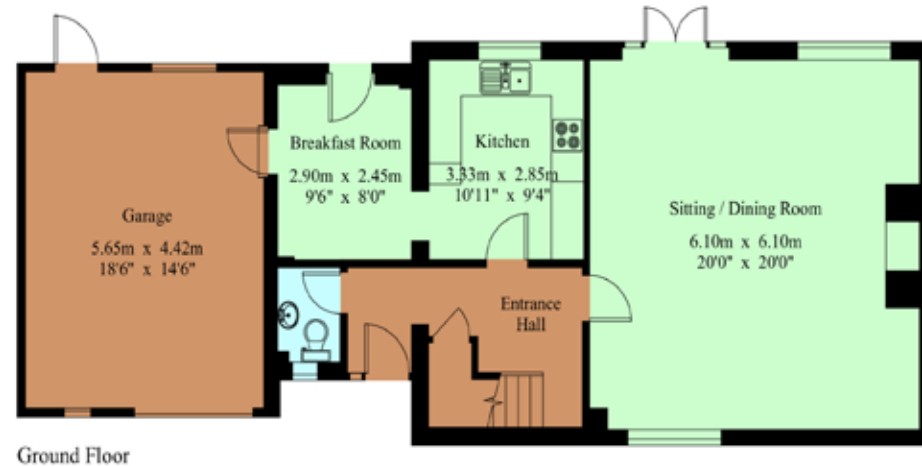
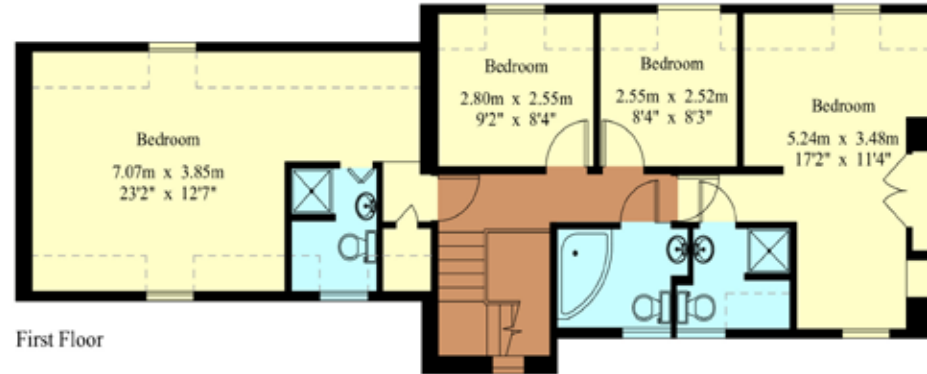
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2 The Boffins

Gross Internal Area : 174.6 sq.m (1879 sq.ft.)
(Including Garage)



----- Restricted Height



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