



Alders Cottages, Alders Road, Capel, Kent, TN12 6ST
Offers In Excess Of £500,000

When experience counts... **bracketts** est. 1828

Offered for sale is this period end of terrace cottage. Situated in the rural hamlet of Capel which is central to the three towns of Paddock Wood, Tonbridge & Tunbridge Wells. Nearby Paddock Wood has a range of shops including Waitrose, as well as a mainline station. A more extensive range of shopping, commercial and leisure amenities are available at the larger towns of Tonbridge and Tunbridge Wells. Rail services are also available at Tonbridge and Tunbridge Wells with a regular service to London (London Bridge is 40 minutes from Tonbridge mainline station). The property is conveniently positioned for the A21 at Tonbridge providing links to the national motorway network. There is an excellent choice of schooling in the area with easily accessible grammar schools in both Tonbridge and Tunbridge Wells. Internally the property comprises entrance, boot room / utility, shower room, kitchen / breakfast room, bedroom 4 / study, sitting room and dining room. To the first floor there is a split level arrangement with two double bedrooms and family bathroom, Stairs lead to bedroom three. Externally there are front, side & rear gardens mainly laid to lawn with mature shrubs, trees & borders. Tandem length garage and additional Vegetable Plot Title No. K609204. We recommend viewing at your earliest convenience.

3-4 Bedrooms

Period Cottage - End Terrace

Front, Side & Rear Gardens

Tandem Length Garage

Central Location Between Tonbridge,
Paddock Wood & Tunbridge Wells

Additional Vegetable Plot Title No.
K609204 Available

Flexible Arrangements Over Three Floors

Two Reception Rooms

Close to Local Public House - Dovecote
Inn

Viewing Highly Recommended





LOCATION: Capel

Paddock Wood's shopping facilities include Waitrose Supermarket, Health Centre, Library, Dentists, Barsley's Department store, butchers, bakers, newsagents, Primary School, Putlands Leisure Centre, Mascalls Academy. Great transportation links, main line station with trains to London Bridge in 45 mins, also serving Cannon Street, Charing Cross, Waterloo East, Dover Priory and Ashford International. Close to shopping amenities and transport links in nearby towns. Tonbridge, Tunbridge Wells and Maidstone are all a short drive away and there are good links to A21 which adjoins the M25 orbital motorway.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Waterloo East /Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge & Tunbridge Wells offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell & Tonbridge Castle

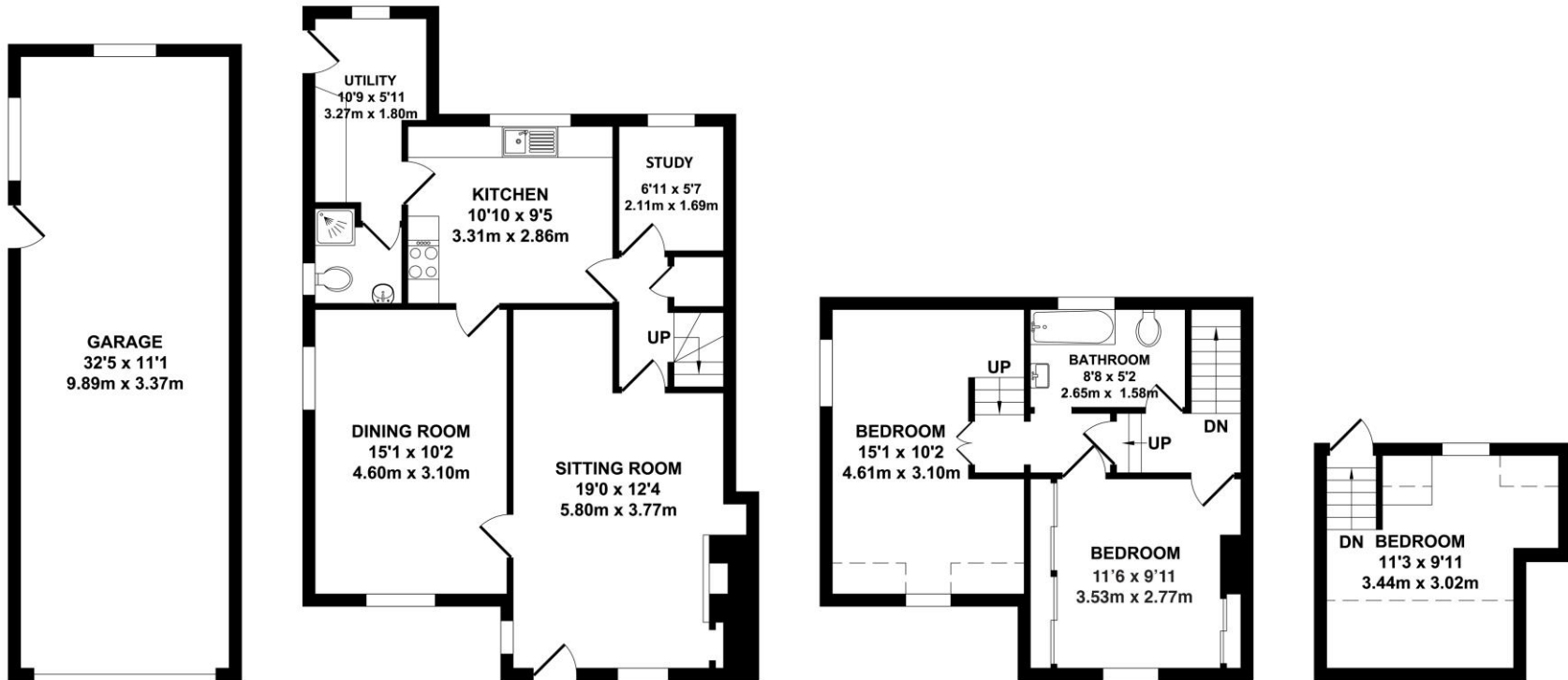
ADDITIONAL INFORMATION:

Council Tax Band C
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



GARAGE
APPROX. FLOOR AREA
359 SQ.FT.
(33.32 SQ.M.)

GROUND FLOOR
APPROX. FLOOR AREA
625 SQ.FT.
(58.09 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA
371 SQ.FT.
(34.44 SQ.M.)

SECOND FLOOR
APPROX. FLOOR AREA
123 SQ.FT.
(11.47 SQ.M.)

TOTAL APPROX. FLOOR AREA 1478 SQ.FT. (137.32 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Zome Media ©2023