



Gatehouse Cottages, Fairmans Lane, Brenchley, Tonbridge, Kent,
TN12

When experience counts...

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bracketts

Gatehouse Cottages is situated in the picturesque village of Brenchley. The village has an excellent primary school and a good range of local facilities including two award winning Real Ale country pubs, The nearby village of Horsmonden also has a very good local post office, newsagent and two public houses. There are excellent local secondary school options within both the state and independent sectors. Paddock Wood (3 miles) has a large Waitrose supermarket, a department store, coffee houses and a mainline station serving Central London in approximately 50 minutes. The vibrant spa town of Tunbridge Wells is only 8 miles away and has an excellent range of recreational and shopping facilities and a wide selection of well-regarded restaurants. The wider road network is within easy reach, with the A21 being just a few miles distant. The property itself is a beautiful Grade II listed cottage dating C18. with feature exposed beams and fireplace. Internally comprising modern fitted kitchen, sitting room / dining room, two set of stairs lead to the first floor which offers family bathroom and three bedrooms. The property has modern wall insulation and a new heating system installed in 2019. Externally there is beautiful established rear garden, private gated driveway leading to detached garage. Viewing comes highly recommend.

Three Bedrooms

Grade II Listed Cottage

Sought After Central Village

Location - Close to Local Amenities

Modern Fitted Kitchen

Sitting Room / Dining Room

Feature Fireplace & Exposed Wooden Beams

Family Bathroom

Established Rear Garden

Gated Driveway & Detached Garage

Viewing Highly Recommended





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

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

The mainline station provides fast commuter links into London (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 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 (once home to Winston Churchill).

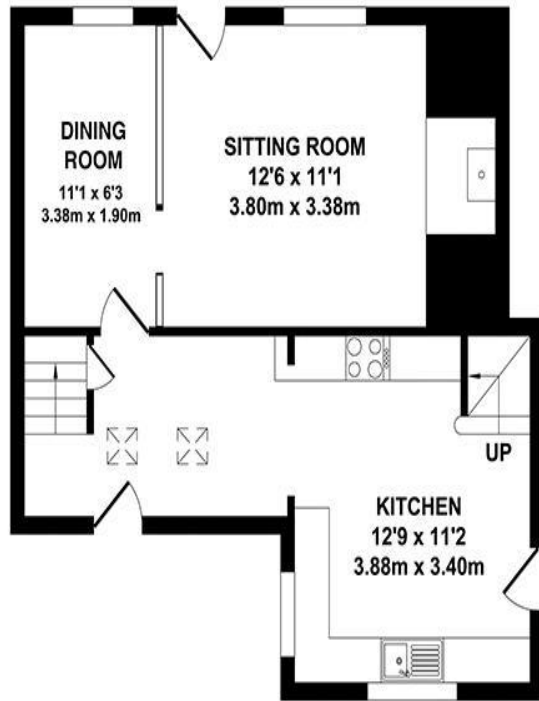
ADDITIONAL INFORMATION:

Council Tax Band E

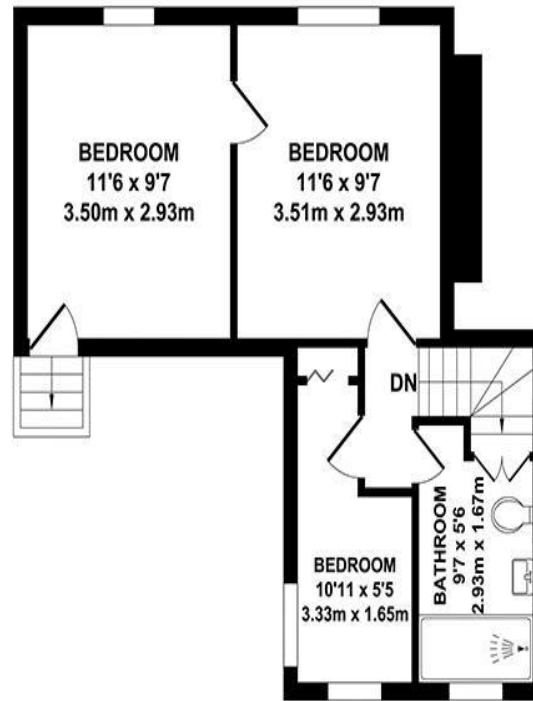
Double Glazed Windows



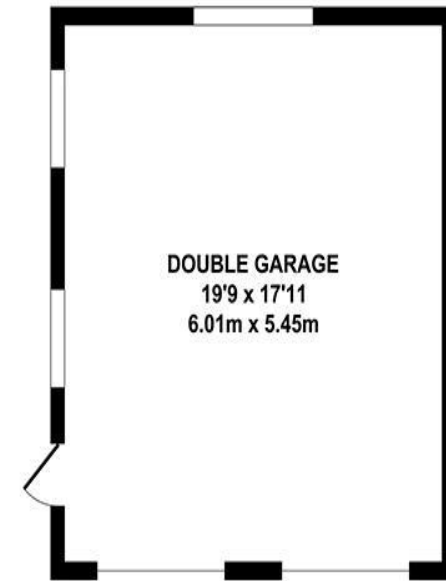
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GROUND FLOOR
APPROX. FLOOR AREA
481 SQ.FT.
(44.73 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
365 SQ.FT.
(33.88 SQ.M.)



GARAGE
APPROX. FLOOR AREA
353 SQ.FT.
(32.75 SQ.M.)

TOTAL APPROX. FLOOR AREA 1199 SQ.FT. (111.36 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.

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