



Fosters Farm Cottages, Hayesden Lane, Kent, TN11 9AU

Guide Price £400,000 - £425,000

When experience counts...

est. 1828
bracketts

Offered for sale is this charming Grade II listed terraced tile hung character cottage dating from 1840 and occupying a delightful semi-rural location with views over the surrounding countryside. The current vendor has refurbished the cottage throughout and whilst it retains many character features has given it a contemporary feel. Internally comprising entrance, sitting room, kitchen / dining room room with bespoke units & storage solutions. to the first floor a double bedroom and modern shower, stairs lead to a further bedroom. Externally the property offers a both front & rear gardens, mainly laid to lawn with natural stone patio. Parking is offered in a layby off Haysden Lane, potential buyers could explore right of way access and subject to planning a drive could be installed (neighbouring property has done this) We recommend viewing at your earliest convenience

Grade II Listed Terrace Cottage

Delightful Semi-Rural Location

Arranged Over Three Floors

Sitting Room

Open Plan Kitchen / Dining Room

Bespoke Storage Units

Two Bedrooms & First Floor

Shower Room

Front & Rear Gardens

Views Across Countryside

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, 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.

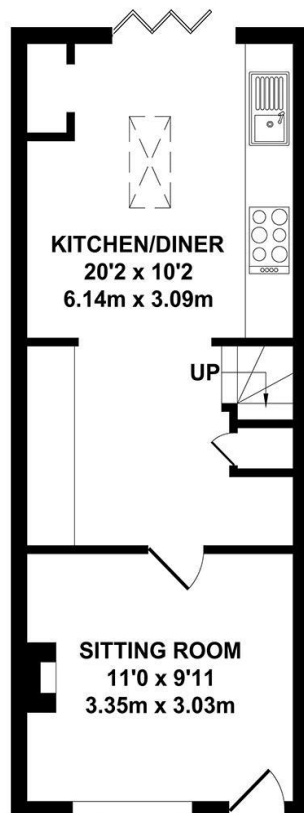
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell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

ADDITIONAL INFORMATION:

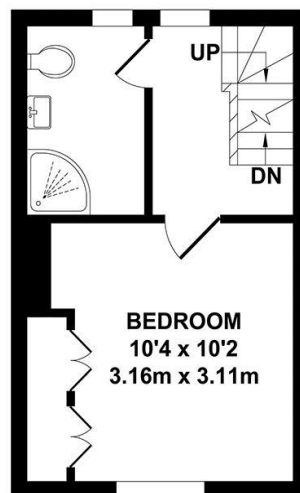
Council Tax Band A



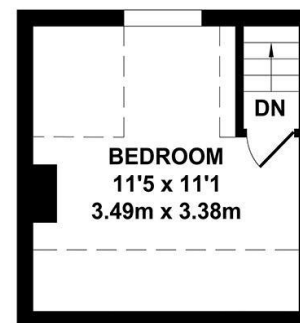
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GROUND FLOOR
APPROX. FLOOR AREA
334 SQ.FT.
(31.07 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
201 SQ.FT.
(18.67 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
126 SQ.FT.
(11.69 SQ.M.)

TOTAL APPROX. FLOOR AREA 661 SQ.FT. (61.43 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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