



CHERRY TREE COTTAGE, MAIDSTONE ROAD
HORSMONDEN, TONBRIDGE - £895,000



Cherry Tree Cottage

Maidstone Road, Horsmonden, Tonbridge, TN12
8NE

An individual four double bedroom brand new home set within the popular village of Horsmonden.

Entrance Hall - Downstairs Cloakroom - Bay Window To Dining Room - Sitting Room With Feature Fireplace, Log Burner & French Doors To Garden - Kitchen/Breakfast With 'Ream' Shaker Style Units, Granite Worktops & Host Of 'AEG' Appliances, Bi-Folding Doors To Garden - Separate Utility Room - Glass Panelled & Oak Railed Staircase To First Floor Landing - Master Bedroom With En-Suite Including Separate Shower & Bath - Second Bedroom With En-Suite Shower Room - Two Further Double Bedrooms - Family Bathroom - Generous Rear Garden With Paved Patio - Off Road Parking For 3 Vehicles With Electric Car Charging Point - Integral Garage With Electric Up & Over Door

This four double bedroom brand new detached home has been constructed using quality materials throughout including attractive stock bricks complimented by clay tiles and cream double glazed windows creating an overall Heritage look to this home. The property's other features include oak internal doors with bright chrome fittings, a 'Ream' kitchen with shaker style units, granite worktops and a comprehensive range of 'AEG' appliances. The bathrooms and shower rooms have 'Imex' white sanitary ware with chrome fittings together with attractive wall tiling. There is underfloor heating to the ground floor and radiators to the first floor using the latest air source heat pump to be both economically efficient and good for the environment. The property has been wired for fast internet ideal for those working from home. Parking is provided with 3 spaces to the front including electric car charger as well as a good sized integral garage with electric up and over door. With such attention to detail throughout this home and in view of the popular village location we really must recommend interested applicants view without delay.

The accommodation comprises. Double glazed entrance door to:

ENTRANCE HALL:

Porcelain tiled floor, ceiling downlights, central heating thermostat, understairs storage cupboard containing the 'BT' hub with fibre connection.

DOWNSTAIRS CLOAKROOM:

White suite comprising of a wash hand basin with mixer tap and cupboards beneath, tiled splashback and wall mirror, low level WC. Porcelain tiled floor, ceiling downlights, extractor fan. Window to front.



DINING ROOM:

Bay window to front and further window to side, power points, part glazed entrance door.

SITTING ROOM:

Feature brick fireplace with oak mantle, inset 'Contura' wood burner, media points and power. Two windows to side and French doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM:

Fitted 'Ream' kitchen with wall and base units having shaker style doors and granite worktops. Comprising of a large central island with deep white enamel double bowl sink with mixer tap. Integrated dishwasher and storage cupboards. Other appliances include an integrated fridge/freezer, twin ovens and an induction hob with extractor hood above. Under cupboard lighting, concealed waste bins, porcelain tiled floor, ceiling downlights. Windows to rear and side and bi-folding doors opening to the patio and garden.

UTILITY ROOM:

Matching wall and base units with worktops over. Stainless steel single drainer sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Built-in larder and broom cupboards, tiled floor, ceiling downlights, personal door to garage. Window to side.

Stairs from the entrance hall have hardwood hand rails and glass inset panels leading to:

FIRST FLOOR LANDING:

Ceiling downlights, power points, thermostat for first floor heating, single radiator. Large storage cupboard.

BEDROOM 1:

Window to rear, ceiling downlights, single radiator, power points, TV point. Range of built-in wardrobes to one wall.

EN-SUITE BATHROOM:

White suite comprising of a panelled bath with mixer tap and hand shower spray, low level WC, large wash hand basin with mixer tap and drawer storage beneath, large shower cubicle with plumbed in shower having a rainfall head and hand spray. Ceramic wall tiling and tiled floor with electric underfloor heating, vanity mirror, shaver point, ceiling downlights, electric chrome towel rail/radiator. Window to rear.

BEDROOM 2:

Window to front, single radiator, power points, TV point.

EN-SUITE SHOWER ROOM:

Corner shower cubicle with plumbed in shower with rainfall head and hand shower spray, low level WC, wash hand basin with mixer tap and drawer storage beneath. Part wall tiling, tiled floor, electric chrome towel rail/radiator, wall mounted vanity mirror, shaver point, ceiling downlights.

BEDROOM 3:

Window to rear, single radiator, power points. Built-in double wardrobe.

BEDROOM 4:

Window to front, single radiator, power points, TV point, access to loft space with light.



BATHROOM:

White suite comprising of a panelled bath with mixer tap and wall showerspray, wash hand basin with mixer and drawer storage beneath, low level WC. Ceramic wall tiles and tiled floor, electric chrome towel rail/radiator, ceiling downlights, sliding door to built-in airing cupboard with shelving and pressurised hot water cylinder. Window to side.

OUTSIDE REAR:

A 'Raj' sandstone paved patio extends across the width of the property and leads to a good sized rear garden which will be laid to lawn. Several trees, fencing to boundary to provide privacy with the garden not being directly overlooked from the rear. Outside power and lighting, side access to front.

OUTSIDE FRONT:

A shared entrance with resin bonded driveway leads to brick paved parking for 3 vehicles, fitted electric car charging point. Hedging and planting to borders, outside lighting and tap. Integral garage with panelled up and over door, strip lighting, power with personal door to side and utility room.

SITUATION:

Horsmonden is a small village with many amenities including a local store with post office, chemist, doctors surgery, popular primary school, tennis club, village hall and social club. The village green also forms an attractive public focal point. Tonbridge and Paddock Wood are approximately 11 and 4.5 miles away respectively, both offer everyday shopping, supermarkets and train links to central London. The famous spa town of Royal Tunbridge Wells is approximately 9 miles distance. Another very important point is that Tonbridge and Tunbridge Wells offer some of the best schooling in the country.

TENURE: Freehold

SAP RATING: TBC

VIEWING: By appointment with Wood & Pilcher 01892 511211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Electricity & Drainage
Heating - Air Source Heat Pump (Combination of underfloor and radiator)
Accessibility/Adaptations - Ramp Entrance

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



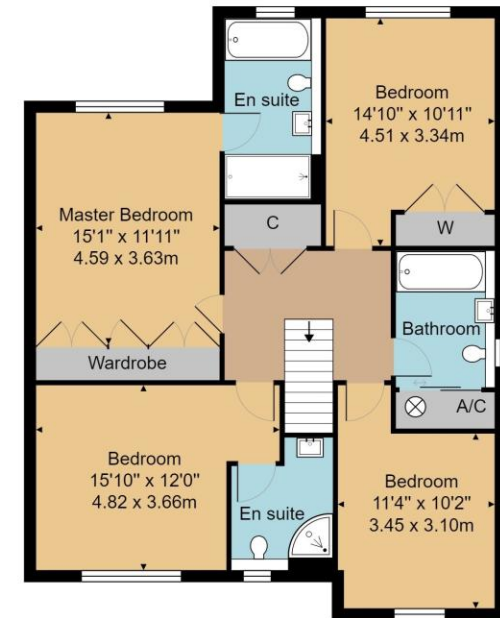
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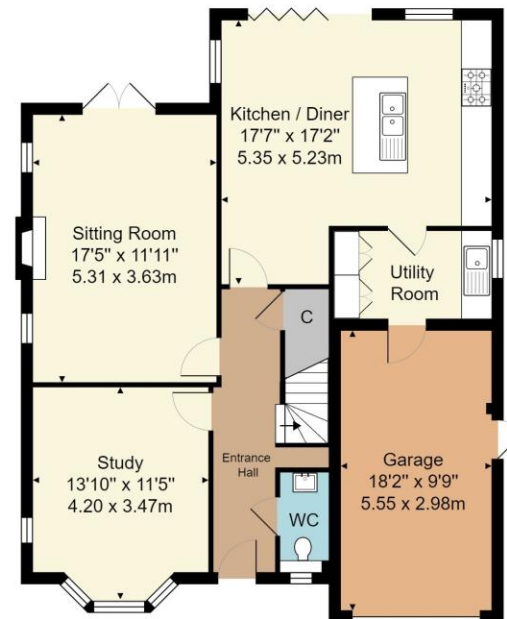
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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First Floor



Ground Floor

Approx. Gross Internal Area
2048 ft² ... 190.3 m²
(Incl. Garage)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.