



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes



- End Terrace Period Cottage
- Two Double Bedrooms
- Wood Burner to Lounge
- Numerous Period Features
- Garage En Bloc
- Energy Efficiency Rating: E

Chafford Lane, Fordcombe

£389,995

woodandpilcher.co.uk

1 Chafford Cottages, Chafford Lane, Fordcombe, Tunbridge Wells, TN3 0SP

Occupying a peaceful, elevated location with attractive river views and possessing a good number of period features, an end of terrace cottage arranged over three storeys with two good sized double bedrooms, a large and effectively 'open plan' principal living space, a garage en-bloc, a small courtyard garden to the rear and a further good sized area of 'secret garden' a little distance from the property. As currently arranged the property has a principal lounge with an inset wood burner - broadly open to an attractive contemporary kitchen. On the first floor is a good sized double bedroom with generous storage and a further good sized bathroom. The master bedroom is on the second floor and the dual aspect windows afford good views of the aforementioned open countryside and River Medway. This is a beautiful home in a beautiful location - we advise all interested parties to make an immediate appointment to view.

Access is via a partially glazed stable door with Georgian style glazing to the upper half, leading to:

LOUNGE:

Good space for lounge furniture and entertaining, good areas of exposed floorboards, electric radiator, various media points. Areas of exposed beams to the ceiling, exposed brick chimney breast with inset cast iron wood burner. Areas of fitted shelving to one side of the chimney breast and areas of exposed woodwork to the ceiling. Double glazed windows to the front. Step leading up to:

KITCHEN:

This is open plan to the lounge. Raised brick floor. Fitted with painted oak base units and a complementary tiled work surface. Inset one and a half bowl ceramic sink with mixer tap over. Space for a freestanding electric oven with extractor hood over, space for washing machine, dishwasher and fridge/freezer. Areas of fitted shelving and areas of exposed woodwork to both walls and ceiling. Good areas of general storage and understairs storage with recently fitted cupboards. Double glazed Georgian style window to the rear with fitted Roman blind. Partially glazed stable door with Georgian style glazing to the upper half and Roman blind leading to the rear with inset cat flap.

FIRST FLOOR LANDING:

Carpeted, areas of exposed woodwork to walls and ceiling. Solid door leading up to the second floor. Georgian style double glazed window to the rear with a fitted Roman blind. Cupboard with areas of fitted shelving and housing the hot water cylinder. Door leading to:

BEDROOM:

Carpeted, wall mounted electric radiator with decorative cover. Georgian style double glazed windows to the front with a fitted Roman blind. Feature exposed brick fireplace (no longer working) with a brick hearth. Good areas of general storage to one side of the chimney breast. Areas of exposed woodwork to the walls and ceiling. Good space for a double bed and associated bedroom furniture.

BATHROOM:

Fitted with a shower cubicle with concertina glass screen and single shower head over with feature tiled walls, pedestal wash hand basin with tiled splashback, panelled bath with mixer tap over and shower attachment, low level WC. Wood effect laminate flooring, wall mounted electric towel radiator.



Areas of exposed woodwork to both wall and ceiling. Georgian style double glazed window to the rear with fitted blind.

Stairs leading to **SECOND FLOOR:**

BEDROOM:

Carpeted, good space for a kingsize bed and associated bedroom furniture, wall mounted electric radiator. Areas of exposed woodwork and areas of sloping ceiling. The ceiling runs to a higher, vaulted apex. Georgian style double glazed window to the front with a fitted roller blind and double glazed Georgian style double glazed windows to the side with fitted curtains. Areas of exposed brickwork.

OUTSIDE REAR:

A courtyard garden to the immediate rear of the house with areas of brick and low maintenance flooring with space for table and chairs. Retaining wooden fencing, picket gate to the rear and areas of raised bedding alongside a path running along the rear of the property forming a right of way for neighbours etc. A further area of 'hidden garden' to the rear of the property with areas of raised decking. There is also a further garden area - see agents note below.

GARAGE:

There is a garage en-bloc with off road parking in front.

SITUATION:

The property is on a lane on the outskirts of Fordcombe village. To this end it has good access to areas of open country adjacent to the property and pedestrian access to nearby Fordcombe village with its well regarded primary school and popular Chafford Arms Public House. The larger town of Tunbridge Wells is some 5 miles distant and offers a far wider range of social, retail and educational facilities including a number of sports and social clubs, two theatres, a range of independent retailers, restaurants and bars (principally located between the Pantiles and Mount Pleasant), with a wider range of multiple retailers at the Royal Victoria Place Shopping Centre and nearby North Farm Retail Park. There are a wide range of well regarded schools offering excellent facilities at primary, secondary, independent and grammar levels.

TENURE:

Freehold

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 - Electric

Rights and Easements - There is a right of way for the neighbouring terraced homes to access the rear of their properties.

AGENTS NOTE:

We are informed by the vendor that the large garden area is owned by Chafford Bridge Residents Association Ltd and that the owner of cottage number 1 will own a 1/6 share in that company. The area is jointly used and managed on an informal basis between the six cottages. There are no service or maintenance charges.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

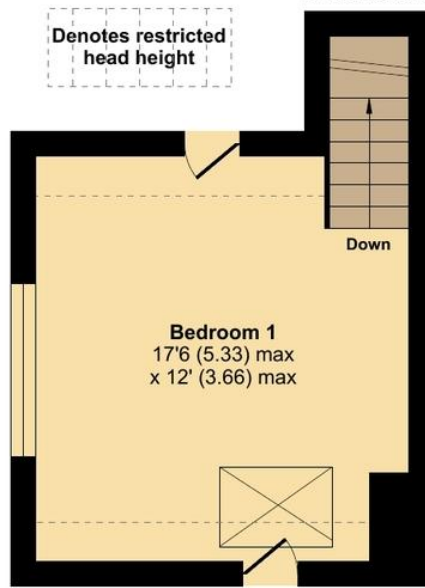
Chafford Lane, Tunbridge Wells, TN3

Approximate Area = 654 sq ft / 60.7 sq m (excludes garage)

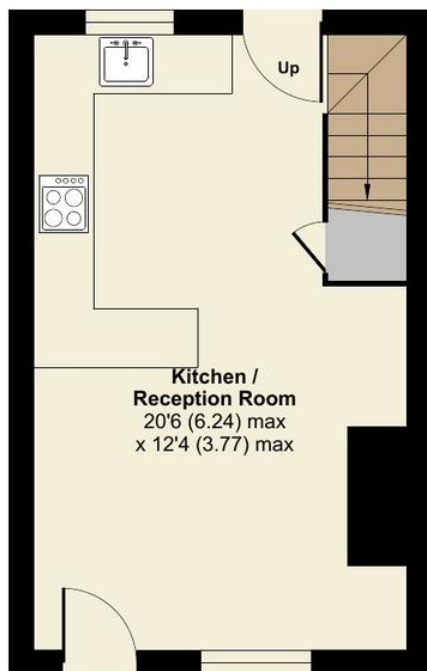
Limited Use Area(s) = 29 sq ft / 2.7 sq m

Total = 683 sq ft / 63.4 sq m

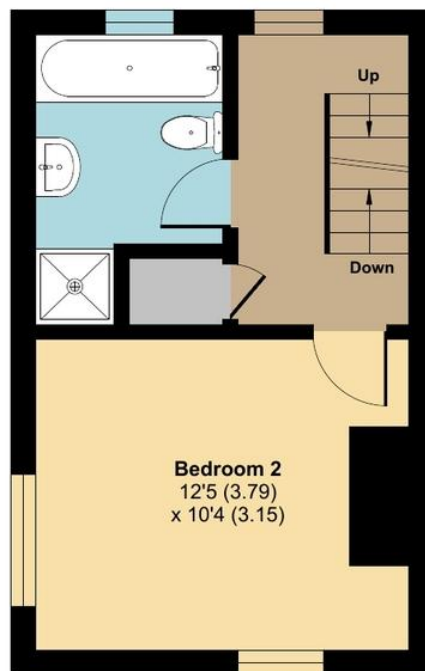
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom2025. Produced for Wood & Pilcher. REF: 1348537

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