



1 Billet Cottages Crowhurst Lane Sevenoaks

- In Need of Reinstatement & Refurbishment
- Extended End of Terrace House
- Country Lane Position
- Two/Three Bedrooms
- Living Room
- Electric & Solid Fuel Heating
- Rear Garden In Need of Attention
- Off Road Parking to Front

Offers In Excess
Of £295,000





In need of modernisation and refurbishment, an extended end of terrace two/three bedroom character cottage. This property does require attention and would interest those looking for a project. A rural location overlooking fields in the village of Ash, a fine position in a country lane.

The accommodation comprises of: entrance porch, living room to the front, kitchen to rear, dining room/bedroom, downstairs shower room. Upstairs there are two further bedrooms.

Outside there is a secluded rear garden in need of attention, side gate leading to the front of the property that has a small drive.

The rural village of Ash sits high on the North Downs in the Sevenoaks district of Kent, it shares the parish of Ash-cum-Ridley with the nearby village of Ridley. Ash offers two country pubs both within walking distance, a village hall and is home to the beautiful church of St Peter & St Paul. Located close by The London Golf Club, which hosts the European Open and PGA European tour. Ash is within easy driving distance of the shops and schools at New Ash Green, Hartley and Longfield which offers a mainline railway station to London Victoria, there are also bus routes and coach services giving access to grammar schools and the recently built Longfield Academy. The A2, M25 and M20 provide links to both Gatwick and Heathrow airports, London, Bluewater, the channel ports and new international railway station at Ebbsfleet providing a 20 minute link to London St Pancras.

Tenure: Freehold

Council Tax Band: D

Fixtures and fittings by arrangement other than those mentioned.

Entrance Porch

Living Room

13'5" x 9'4"

Double glazed window to front, brick fireplace, storage heater.

Kitchen

9'9" x 12'4"

Double glazed window to rear, door to garden. Units including sink unit, plumbing for washing machine, wall cupboards, radiator, storage heater, under stairs storage cupboard, staircase ascending.

Rear Lobby

Dining Room/Bedroom

10'2" x 10'

Double glazed window to front, radiator, storage heater.

Shower Room

8'4" x 6'4"

Pedestal wash hand basin, WC, shower cubicle, heated towel rail.

Landing

Double glazed window to front.

Bedroom

13'7" x 10'1"

Double glazed window to front, radiator, access to loft space.

Bedroom

9'9" x 12'7"

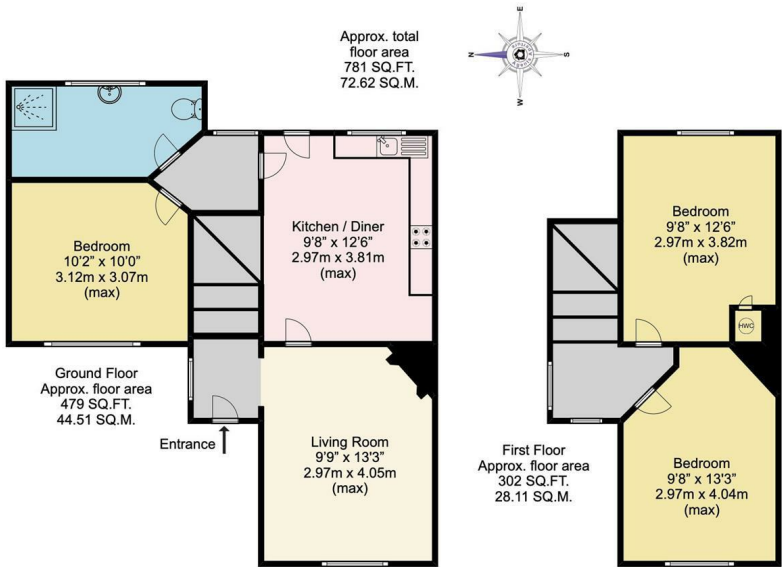
Double glazed window to rear, cupboard housing hot water tank.

Rear Garden

In need of attention, secluded, fruit trees and grape vines, side gate leading to front.

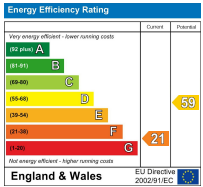
Front Garden

Small off road drive, fencing.



Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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Appliances and services are untested. Dimensions are approximate and floorplans are not to scale. Fixtures and fittings, planning and alterations, lease details if applicable, should all be verified legally.

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Saturday 9am-5pm

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