



Kalbarri Cottage, Camp Hill, Chiddingstone Causeway,  
Tonbridge, Kent, TN11 8LA  
Guide Price £625,000 - £650,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* 4 Bedroom Semi-Detached Cottage With A Wealth Of Period Features \* Family Bathroom, En-Suite & Cloakroom \* Open Plan Living Space & Snug \* Picturesque Village Location \* Front & Rear Gardens With Off Road Parking \* EPC Rating E / Council Tax Band E - £2,458.21 P.A.\***

Guide Price £625,000 -650,000 If your dream is to own a stunning and spacious family home set in a picturesque rural setting with far reaching views over open countryside, a Village pub and shop/post office a short walk down the road and a cosy log burner to come home to, then this property should be viewed without delay! This beautifully presented family home offers the best of both worlds, being set in a lovely Village with access to fantastic schools yet still having great access to trains and transport links. Salient features include:- Four good sized bedrooms, views over countryside and an en-suite. Front and rear gardens and driveway, large dining/family room, kitchen and separate snug with log burner.

**Front Garden**

To the front of the property is a brick paved driveway with steps leading down to entrance door which opens to the family room.

**Family Room** 24' 0" x 11' 1" (7.31m x 3.38m)

Double glazed leaded light window to front, feature fireplace with timber mantle, double glazed leaded light patio doors to rear garden, doorway to kitchen, built in storage cupboard housing space and plumbing for washing machine, inset spot lights and radiator.

**Kitchen** 13' 10" x 9' 11" (4.21m x 3.02m)

Double glazed leaded light window to front, two skylight windows, stairs to first floor landing, Butler sink set within work top with cupboard under and a further range of matching base and wall units, inset four ring induction hob with extractor hood over, built in electric oven and combination oven, integrated freezer and wine fridge, space for free standing fridge freezer, breakfast bar, ceramic wall tiling, space and plumbing for dishwasher, door to snug and radiator.

**Snug** 11' 2" x 12' 11" (3.40m x 3.93m)

Double glazed leaded light window to rear, Inglenook fireplace with inset log burner, a selection of built in shelving and cupboards and radiator.

**First Floor Landing**

Split level landing with doors to bedrooms 1, 2 & 4, access to loft space and doors to family bathroom and second floor staircase.

**Bedroom One** 13' 10" x 11' 4" (4.21m x 3.45m)

Double glazed leaded light window to front, inset spot lights, vaulted ceiling with exposed timber beams, a selection of built in wardrobes, door to en-suite & radiator.

**En-Suite** 7' 7" x 3' 11" (2.31m x 1.19m)

Vaulted ceiling with skylight, tiled flooring with under floor heating, shower cubicle with Mira shower, low level w/c, hand wash basin set within vanity unit, inset spot lights, heated towel rail and extractor fan.

**Bedroom Two** 11' 2" x 11' 2" (3.40m x 3.40m)

Double glazed leaded light window to rear, a selection of fitted wardrobes and radiator.





**Bedroom Four** 11' 6" x 7' 8" (3.50m x 2.34m)  
Double glazed leaded light window to rear and radiator.

**Family Bathroom** 6' 8" x 13' 0" (2.03m x 3.96m)  
Double glazed, frosted leaded light window to front, free standing bath with central mixer taps and hand shower piece, shower cubicle, hand wash basin set within vanity unit, low level w/c, door to airing cupboard and heated towel rail.

**Second Floor**  
Stairs to bedroom three.

**Bedroom Three** 13' 5" x 10' 11" (4.09m x 3.32m)  
Dual aspect Velux windows to both front and rear, double glazed leaded light window to side, door to cloakroom, eaves storage cupboards, exposed timber beams and radiator.

**Cloakroom** 5' 9" x 4' 6" (1.75m x 1.37m)  
Velux window to front, low level w/c, hand wash basin set within vanity unit with splash back tiling, exposed timber beams and eaves storage cupboard.

**Rear Garden**  
This South Facing rear garden can be accessed via patio doors leading to a patio area with the remainder of the garden being mainly laid to artificial grass. There is a side border with an array of shrubs and plants, timber shed and side gate with rights of access.

**Tenure**  
Freehold

**Energy Performance Certificate**

Kalbarri Cottage, Camp Hill, Chiddingtons Causeway, TONBRIDGE, TN11 8LA

Dwelling type: Semi-detached house Reference number: 8415-8623-7610-4966-6906  
 Date of assessment: 08 July 2015 Type of assessment: RGSAP, existing dwelling  
 Date of certificate: 08 July 2015 Total floor area: 124 m<sup>2</sup>

Use this document to:  
 • Compare current ratings of properties to see which properties are more energy efficient  
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,095
Over 3 years you could save:	£ 1,707

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 234 over 3 years	You could save £ 1,707 over 3 years
Heating	£ 3,138 over 3 years	£ 1,860 over 3 years	
Hot Water	£ 600 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 4,095</b>	<b>£ 2,388</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92-100) A	75	50	G
(85-91) B			
(79-84) C			
(73-78) D			
(67-72) E			
(62-66) F			
(55-61) G			

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 9.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 892	Yes
2 Internal or external wall insulation	£4,000 - £14,000	£ 228	Yes
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 90	Yes

See page 8 for a full list of recommendations for this property.  
 To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/saveenergy](http://www.direct.gov.uk/saveenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

01732 808542  
[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

127 High Street, Tonbridge, Kent, TN9 1DH  
[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

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Total Approx Floor Area  
1324 Sq Feet  
(123 SQ M)

This Floorplan is not to scale and for illustration purposes only.