

'Our Focus Determines Your Reality'

Knowle Road Brenchley Kent TN12 7DJ



OFFICE AND GARAGE BLOCK FOR CONVERSION

A rare development opportunity in a rural farm hamlet location on the outskirts of the village of Brenchley. Sitting in approximately 0.2 acres, the brick-built office and garage block has planning for a single storey, three-bedroom residential dwelling. The permission was granted under planning reference 18/03778/FULL, and work has begun in the form of boundary fencing and the updating of the vehicular access.

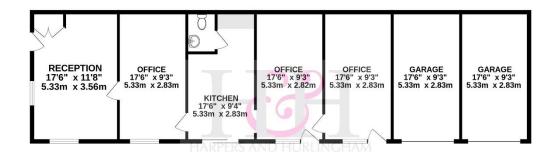
BRENCHLEY

Brenchley offers several shops including a butchers', post office, doctors' surgery and a public house. Nearby Tonbridge and Paddock Wood offer supermarkets and smaller shops with more comprehensive shopping available at Tunbridge Wells.

SCHOOLS AND CONNECTIONS

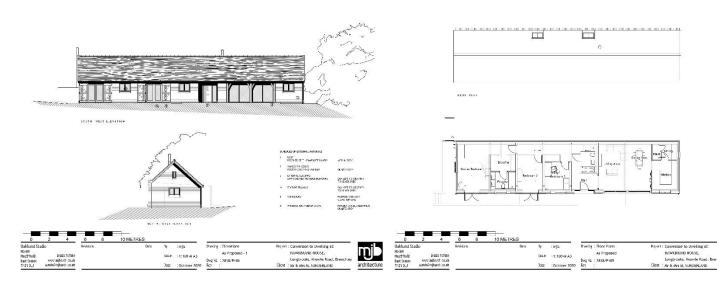
There is a broad mix of excellent schools in the local area, from state to independent schools catering for children of all ages. More details can be obtained by visiting the website www.kent.gov.uk.

Access to the M25 Motorway and the airports is via the A21. With main line stations available at Tonbridge, Paddock Wood, and Marden.



TOTAL APPROXIMATE INTERNAL FLOOR AREA. INCLUDING CARACES 1,185.15CFT, (110.15CM, (no guarantee is given to the source bodings of the property; the flour shown is for initial guidance only (not to scale, for layout purposes only).

(please note that the flutures and fittings are not necessarily included in the sale) (please note that the flutures and fittings are not necessarily included in the sale). Whist every atmosph as been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms 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 purchases. The six but for improving the purchaser. The six but for operating the reflection of any processor of the six of the









SERVICES

Mains electricity and water to the property.

Tunbridge Wells Borough Council - Council Tax Band tbc

EPC Rating: tbc

Tunbridge Wells Borough Council Planning Reference 18/03778/FULL, work initiated.

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants The Corner House, Stone Street, Cranbrook, Kent TN17 3HE Tel: 01580 715400

enquiries@harpersandhurlingham.com www.harpersandhurlingham.com