



'Our Focus Determines Your Reality'





Windmill Hill  
Brenchley  
Kent  
TN12 7NR



Entrance Hall/Dining Room \* Inner Hall \* Sitting Room  
Snug/Bedroom, Ensuite W.C.  
Kitchen/Breakfast Room \* Utility Room

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Principal Bedroom \* Two Further Double Bedrooms  
Family Bathroom \* Separate Shower Room

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Enclosed Garden \* Garage





## CHARMING DETACHED GRADE II LISTED FAMILY COTTAGE

Believed to date from the early 18th century this charming brick and tile, Grade II Listed property exudes character whilst enjoying the convenience of modern living. The character continues into the garden with the brick boundary wall and the mature hedging.

The accommodation consists of an entrance hall/dining room with exposed floorboards and a fireplace leading into an inner hall, sitting room with bay window with double doors opening to outside and a fireplace, a snug/bedroom with ensuite w.c., kitchen/breakfast room and utility room on the ground floor. There is a store adjoining the utility room which is accessed from outside.

On the first floor there is a principal bedroom with square bay window and built-in storage, two further double bedrooms, a family bathroom and a separate shower room.

The garden wraps around the property and is partially walled with mature hedging. The garden is paved, on two levels and has areas of flower and shrub beds.

Occupying a semi-rural location on the edge of the village of Brenchley, the property offers far-reaching countryside views and is conveniently placed for access to the mainline station at Paddock Wood and the main road network via the A21.



## 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](http://www.kent.gov.uk).

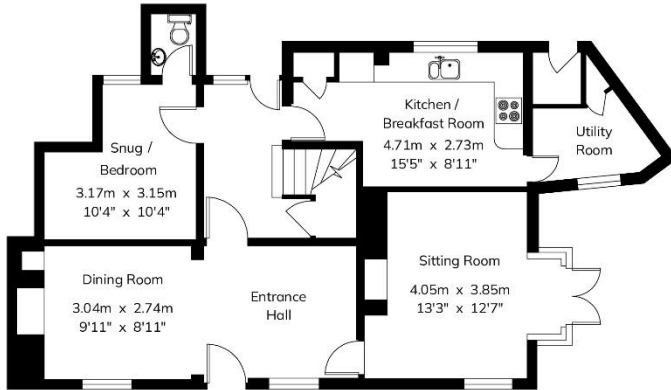
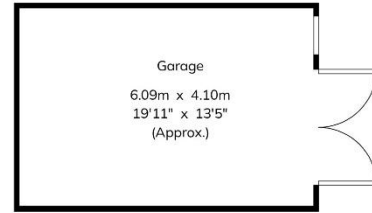
Access to the M25 Motorway and the airports is via the A21. With main line stations available at Tonbridge, Paddock Wood, and Marden.



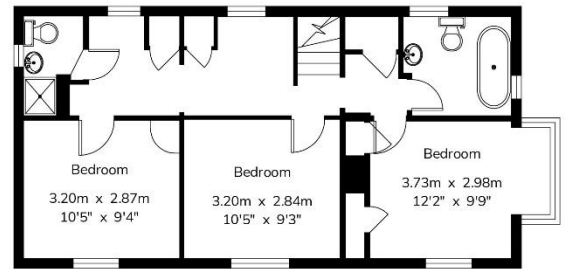


## The View

House - Gross Internal Area : 123.5 sq.m (1329 sq.ft.)  
Garage - Gross Internal Area : 24.9 sq.m (268 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.  
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## SERVICES

Mains electricity, water and drainage. Oil fired central heating. LPG for gas fire.

Tunbridge Wells Borough Council - Council Tax Band E

EPC Rating: n/a

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



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