



Orchard Cottage, High Street, Hartfield TN7 4AA

Guide Price £475,000 – £500,000 Freehold

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Orchard Cottage, High Street

Hartfield, Hartfield

Price Guide £475,000 – £500,000. Grade 2 listed cottage situated in the heart of Hartfield Village, dating from the 16th Century, arranged over two floors with a wealth character including inglenook fireplace, beams, with weather boarded elevations under a tiled roof and screened by conifer hedging to the front, off road parking and pathway leads to the front door and around the side.

The front door opens in to the sitting room with a wealth of exposed beams, Inglenook fireplace with wood burner. Modern refitted kitchen/breakfast room with doors to the conservatory and downstairs bathroom. The Refitted kitchen boasts a wealth of cupboards, integrated dishwasher, oven and halogen hob with extractor above, worktops inset single drainer sink unit, storage cupboards above and below incorporating drawers. Also on the ground floor is a good sized bathroom having a white suite of panelled bath with overhead shower, hand basin, W.C. suite. Off the kitchen is the Conservatory overlooking the rear garden.

On the first floor there are two bedrooms, the master bedroom has built in wardrobes and a pleasant outlook. The second bedroom is a good size with built in wardrobes and on the landing is a separate cloakroom. The property is warmed by gas central heating.

Gardens- which is laid to lawn and extends to over seventy five feet in depth and forty feet wide with a shed measuring eight feet by 14 feet with plans to convert to a studio. To the front is a small area of garden and off road parking.

Driveway providing parking for one car but has





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This charming cottage is full of character and has been improved by the current owner. Village location with 2 bedrooms, modern bathroom, kitchen/diner, lounge with Inglenook fireplace & Woodburner.

Council Tax band: TBD

Tenure: Freehold

- END OF TERRACE COTTAGE IN A VILLAGE LOCATION
- 2 BEDROOMS & FIRST FLOOR WC
- SITTING ROOM WITH INGLENOOK FIREPLACE AND WOOD BURNER
- KITCHEN/BREAKFAST ROOM
- LARGE SECLUDED GARDEN
- MODERN GROUND FLOOR BATHROOM, CONSERVATORY
- OFF ROAD PARKING, DRIVEWAY
- GAS CENTRAL HEATING
- GRADE II LISTED
- POTENTIAL TO EXTEND - SUBJECT TO PLANNING





Total area: approx. 83.0 sq. metres (893.5 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

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