



5 Rock Cottages, Hoath Corner, Chiddingstone Hoath, Kent TN8 7BS
Guide: £300,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Character Attached Cottage requiring Updating
- *Sought After Rural Hamlet with Popular Local Pub
- *Two Double Bedrooms *Sitting Room with Open Fireplace
- *Kitchen *Shower Room *Small Cottage Front Garden
- *On Street Parking
- *Cowden Station- 1.8 Miles (London - 53 Minutes)
- *No Onward Chain

Description

An opportunity to make your own mark on this attractive two bedroom attached period cottage located in a picturesque rural hamlet. This pretty cottage requires updating throughout and has the benefit of two spacious double bedrooms and spacious galleried landing ideal as a snug or study area. The well-regarded pub, The Rock Inn is just a stone's throw away, with local farm shops catering for daily needs and nearby Cowden station offering free parking and services to London.



Accommodation

- Front door opening into a small lobby area with cloaks hanging space.
- Sitting room with a charming bay window and aspect to front and central feature open fireplace.
- Kitchen/dining requiring to be renovated to your own taste. Built-in single oven below worktop, integrated fridge, inset stainless steel sink with drainer. Shelved understairs pantry. Brick fireplace recess and back door opening to a side passageway with access to rear.
- Ground floor Shower Room with corner tiled shower cubicle, close coupled toilet and basin. Electric water heater and tank.
- An enclosed staircase with latch door rises to the first floor leading to a spacious galleried landing, ideal as a snug or office area.
- Spacious first floor double bedroom with a pleasant outlook to the front, plenty of space for cupboards and a boarded fireplace.

- From the first floor landing, another staircase leads to the second floor where you will find a generous double bedroom enjoying far reaching views.
- Outside to the front there is a very small cottage garden with flower bed planted with geraniums and lavender. Small lawned area with small sitting area. Rights of access to rear for neighbouring cottages and open block paved area. Two brick built attached lean to garden stores.
- Services and Points of Note: Mains water, electric, and drainage. Double glazing.
- Council Tax Band: D -Sevenoaks District Council
- EPC: G

Situation

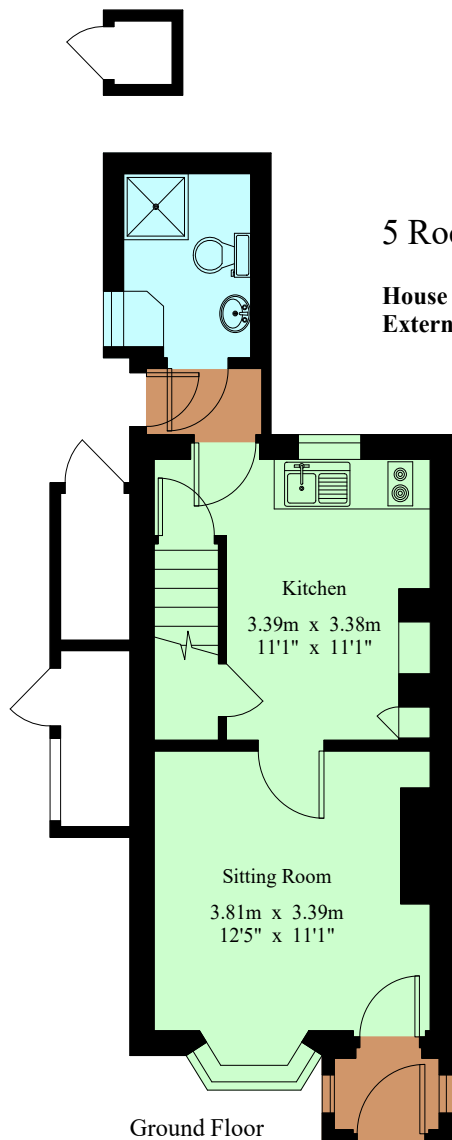
Chiddingstone Hoath is a small rural hamlet located within the High Weald Area of Outstanding Natural Beauty in Kent, known for its scenic countryside, walking trails, and conservation areas. The Rock public house is within the hamlet which lies about two miles from Chiddingstone village with its popular primary school, church, local shop and tearoom. Nearby, Hever and Penshurst also have primary schools and stations can be found in Hever and Hildenborough offering connections to London Bridge/Waterloo/Charing Cross, nearby Cowden station offers free parking. The larger town of Edenbridge has two main line stations and shopping facilities including Waitrose as well as recreational facilities. Tunbridge Wells and Sevenoaks both have main line stations, excellent schools and offer comprehensive shopping.

Viewing Strictly By Appointment

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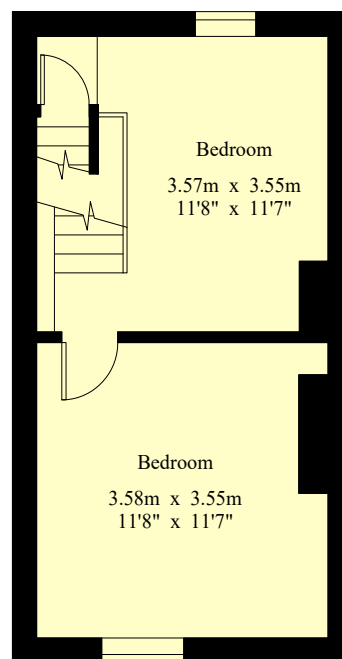


Ground Floor

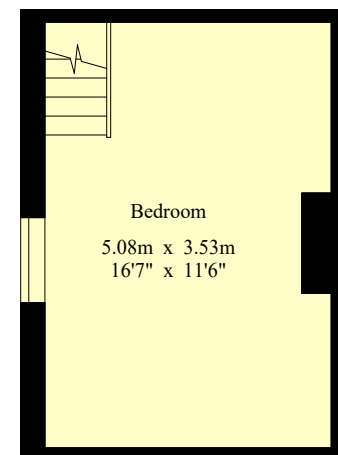
5 Rock Cottages

House - Gross Internal Area : 75.2 sq.m (809 sq.ft.)

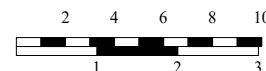
External Stores - Approximate Gross Internal Area : 3.9 sq.m (41 sq.ft.)



First Floor



Second Floor



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