

4 Bourne Row, Wellers Town, Chiddingstone, Kent TN8 7BQ
Guide: £350,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Character Mid-Terrace Cottage *Glorious Countryside Views
*Rural Hamlet on the Fringes of Chiddingstone Village
*Period Features *Three Bedrooms
*Open Plan Sitting/Dining Room & Kitchen *Garden/Utility Room
*Contemporary First Floor Bathroom *Garage in Nearby Block
*Attractive Cottage Front Garden & Paved Rear Garden/Terrace
*No Onward Chain

Description
This delightful mid-terrace country cottage is situated within a row of period homes in this small rural hamlet on the fringes of Chiddingstone. The property has been extended to the rear and retains many character features coupled with modern comforts and newly laid carpets. Pretty cottage front garden, paved rear terrace with glorious views and a garage in a nearby block make this an ideal prospect.

Accommodation

- This delightful country cottage is approached through a wooden picket fence with gate and gravel pathway leading to the front door, paved area to side with attractive cottage gardens and spring planting to borders.
- Entering into the open plan sitting/dining room with central gas coal effect fire, exposed painted ceiling beams, wall light points and wood effect laminate flooring. Stairs to side rising and turning to the first floor with understairs recess.
- To the rear the kitchen is fitted with a range of wall mounted cabinets and base units of cupboards and drawers with tiled splashback and laminate worktops. Country Chef range cooker with stainless steel extractor hood, sink unit, inset lighting, quarry tiled flooring and stable door leading to the garden room.
- Garden room/utility with window and further stable door opening to the rear garden, space for washing machine and fridge, vinyl flooring, mirrored windows and cupboard housing electric meter.
- First floor landing, newly carpeted with staircase rising to the second floor and fitted airing cupboard. Double bedroom with aspect to front and fitted wardrobe. Second bedroom with aspect to rear and beautiful views over the countryside, fitted wardrobe and fitted cupboard housing Ferroli LPG boiler. Both bedrooms freshly carpeted.
- Second floor attic bedroom also freshly carpeted with painted beamed ceilings and exposed wall beams, fitted cupboards, spotlighting and access to loft via hatch.
- Contemporary first floor family bathroom fitted with a white suite comprising panelled bath with shower over on riser and smart metro tiled splashback, pedestal basin, close coupled toilet, heated towel rail and skylight window.
- Low maintenance rear garden with stunning outlook over the surrounding countryside, providing a glorious backdrop for al fresco dining. Fenced boundaries and picket fencing with a gate providing access to the right of way across the rear of the cottages leading to the garage/parking area.

- Garage in nearby block with double wooden doors to front under a pitched roof. Residents parking area and Calor gas storage tank.
- Services & Points of Note: Mains water and electricity. Calor gas heating, storage tank located next to the garages. Shared cesspit drainage for the 6 cottages, managed by No.1. Pathway providing right of access across the rear of the cottages leading to the garages and parking area.
- Council Tax: D – Sevenoaks District Council.
- EPC: E

Situation

4 Bourne Row is situated within the High Weald Area of Outstanding Natural Beauty close to the historic National Trust village of Chiddingstone providing a sought after Church of England Primary school, Tulip Tree tea rooms, village shop, St Mary the Virgin Church and historic Chiddingstone Castle, as well The Castle Inn, serving locally brewed beer. Nearby Chiddingstone Causeway also provides local amenities including a shop and Post Office, church, village hall, the popular Little Brown Jug Public House and Penshurst Railway Station (Tonbridge/Redhill Line). The larger towns of Edenbridge, Sevenoaks, Tonbridge and Tunbridge Wells all provide a broader range of amenities, including shops and restaurants. Commuter train services can be accessed at Hildenborough, Sevenoaks and Tonbridge for services to London Charing Cross/Canon Street and Edenbridge for services on the Victoria Line. Conveniently, the A21 and M25 are easily accessible, offering routes to Gatwick and Heathrow Airports, Channel Tunnel and Bluewater shopping centre. Well regarded schools include Chiddingstone, Four Elms and Leigh primary schools. Grammar schools for both boys and girls in Tonbridge and Tunbridge Wells with annexes in Sevenoaks. Tonbridge and Sevenoaks Public Schools and several Preparatory Schools. Leisure facilities include golf courses at Hever and Nizels Golf Club with private health and fitness centre and sailing on Bough Beech Reservoir. Within the vicinity there are many historical properties including Chiddingstone & Hever Castles, Chartwell and Knole Park.

Viewing Strictly By Appointment

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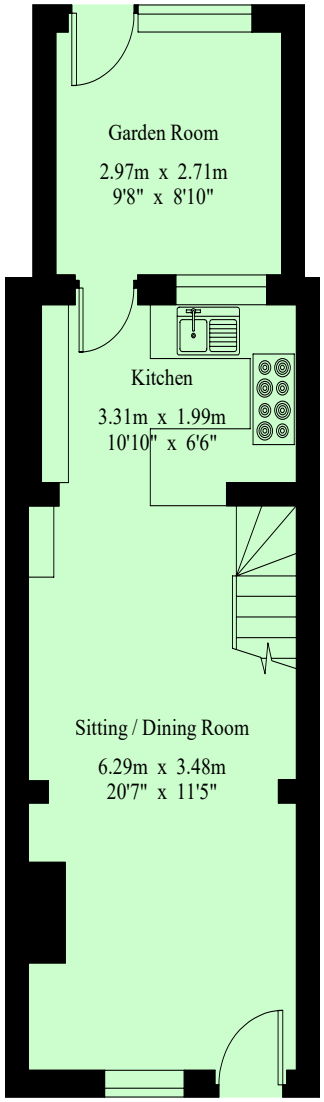




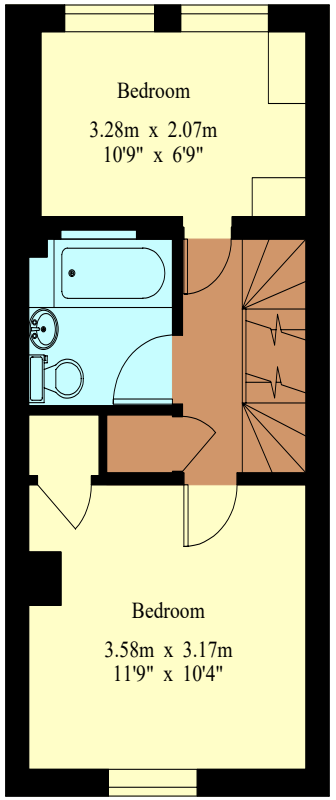
4 Bourne Row

House - Gross Internal Area : 81.7 sq.m (879 sq.ft.)

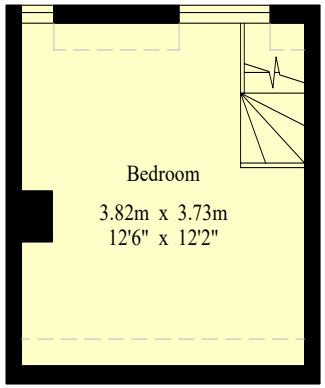
Garage - Gross Internal Area : 12.6 sq.m (135 sq.ft.)



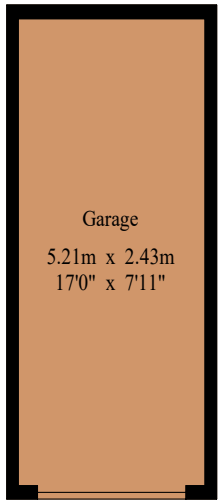
Ground Floor

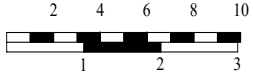


First Floor



Second Floor





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