



125

— YEARS OF —

**Lambert
& Foster**



CORMALLEN
CHICKS LANE, KILNDOWN, KENT, TN17 2RS



**Lambert
& Foster**

TUNBRIDGE WELLS 9 MILES | GOUDHURST 2.5 MILES | MARDEN 7.5 MILES | CRANBROOK SCHOOL 7 MILES

CORMALLEN, CHICKS LANE, KILNDOWN, KENT, TN27 2ES

An individual, detached, extended and improved family house providing five bedrooms, two separate receptions rooms and a study, complemented by both a front and rear well stocked, neatly tended garden, driveway providing parking for three vehicles, all occupying a central location within this much favoured, semi rural hamlet with first floor rear views across to the Bedgebury Estate.
Cranbrook School catchment area.

GUIDE PRICE £705,000

FREEHOLD



DIRECTIONS

Using WHAT3WORDS; circles.master.picturing



DESCRIPTION

Cormallen is an individual, detached village residence, circa 1960s, presenting mixed elevations of brick and weatherboarding, set with UPVC double glazed windows, beneath a pitched tiled roof. The well proportioned accommodation is arranged over two floors, leading in from the entrance lobby with useful understairs cupboard, access to a cloaks/utility room with space and plumbing for a washing machine and tumble drier. The sitting room has parquet flooring and a feature brick fireplace with oak over mantle, housing a multi-fuel stove, fitted cupboard to recess and aspect to rear overlooking the rear garden. A separate dining room has exposed floorboards and enjoys a double aspect and pleasant outlook to rear across the garden. Formally part of the garage, is study. The kitchen is fitted and includes granite worktops, with butler sink, Elan corner cupboard storage shelving, Classic 90 range style cooker, integrated Siemens dishwasher and AEG fridge/ freezer, pullout larder style cupboard, tiled floor and pleasant outlook across the front garden. Arranged over the first are five bedrooms (three double rooms and two single) bedroom one with access to ample under eaves storage and built in wardrobes, aspect to front. Bedroom two enjoys distant views out across to Bedgebury. A bathroom is fitted with traditional suite including roll top bath and ceiling height tiling. A separate shower room is fitted with a white suite.





GARDENS & GROUNDS

Outside the well stocked, neatly tended gardens are a particular feature. To the front a concrete drive provides parking for 3/4 medium cars with garden alongside laid to lawn with well-stocked borders, paved seating area, shed fitted with power and light, greenhouse, established wisteria, pink and white flowering magnolia trees and an acer tree, establish boundaries of hedging and fencing.

The rear garden enjoys a southerly aspect, laid to lawn with shaped well stocked borders, timber wood storage shed, outside power point, block paved patio, separate granite paved seating area with water feature and flowering prunus tree. The whole is dog proof, well fenced and enclosed.



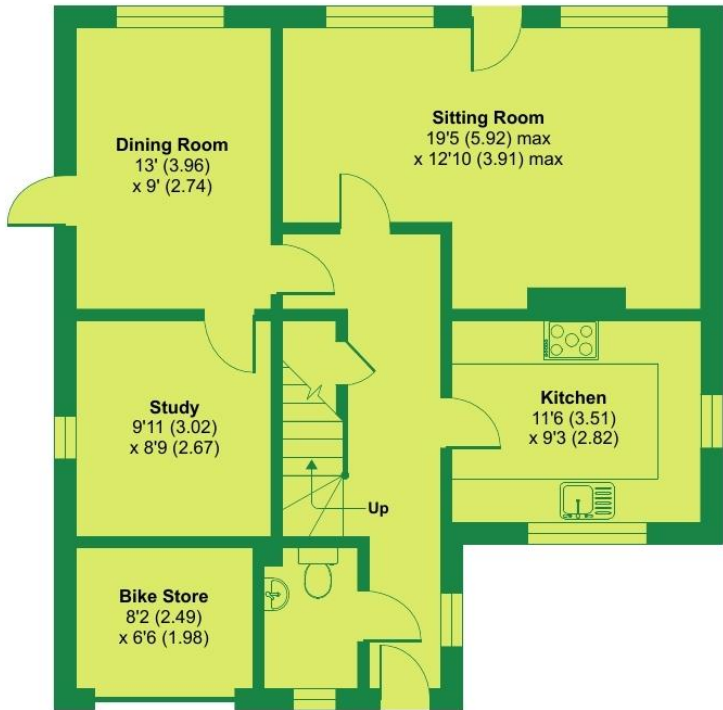
FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only

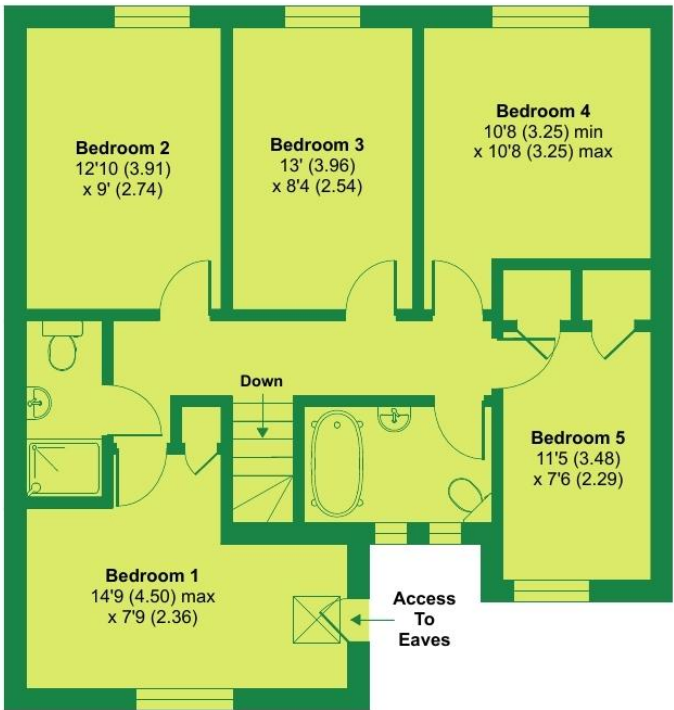


Chicks Lane, Kilndown, Cranbrook, TN17

Approximate Area = 1516 sq ft / 140.8 sq m
Bike Store = 53 sq ft / 4.9 sq m
Total = 1569 sq ft / 145.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





VIEWING: By appointment only. **Cranbrook Office:** 01580 712888

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Bottled LPG fired central heating

BROADBAND & MOBILE COVERAGE:

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band F **EPC:** E (48)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:**

None **Surface Water:** None **Reservoirs:** None **Groundwater:** None

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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Distant view from first floor

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PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
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WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



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