



7 QUARRY HILL ROAD, BOROUGH GREEN, KENT, TN15 8RF

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 **Hillier**  
Reynolds

£600,000

FREEHOLD

An abundance of charm and character is found in this 17th century family home.

Found in the heart of the village with the station and high street less than 1/3 mile away.

Beautiful country cottage gardens with Garage and driveway to the rear.





Borough Green is steeped in history going back many centuries and there are a number of historic houses here. One such house, found in a pretty location within the heart of the village, is Knole Cottage. This grade II listed home holds much character and history of its own, dating back we understand to the 1600's.

The home is found a very short walk from the High Street. Borough Green is a popular village with a good selection of local shops and cafes. The home is within the catchment area of several good/outstanding Primary schools and leading Grammar schools. There is a Library and medical centre as well as a large recreation ground. There are good transport links with the M20, M26 Motorways just a short drive away. The mainline railway station is also within easy walking distance and has regular services to London Bridge, Charing Cross and Victoria.

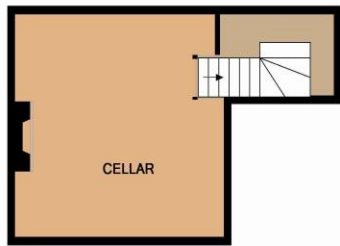
The moment you step inside there is abundance of character and charm including beamed ceilings and an inglenook fireplace. The Lounge is a large L-shaped room allowing for a reading or study area and a cosy area in front of the fireplace. The Dining Room is a wonderful space for entertaining and formal Dining and has pretty views overlooking the rear garden. Access to the cellar is from the Dining Room and offers plenty of storage possibilities although could be utilised in the future to be another room. The Kitchen is bright, modern and leads out onto the garden. Beyond the Kitchen is a storage/boiler room and beyond that is the old W.C.

Upstairs the first floor has 2 double bedrooms and a generous single. The Bathroom has a white suite that has been chosen for its country cottage style. The second floor is accessed via a secret door and houses a beautiful double bedroom with vaulted ceiling although is currently used as a home office space.

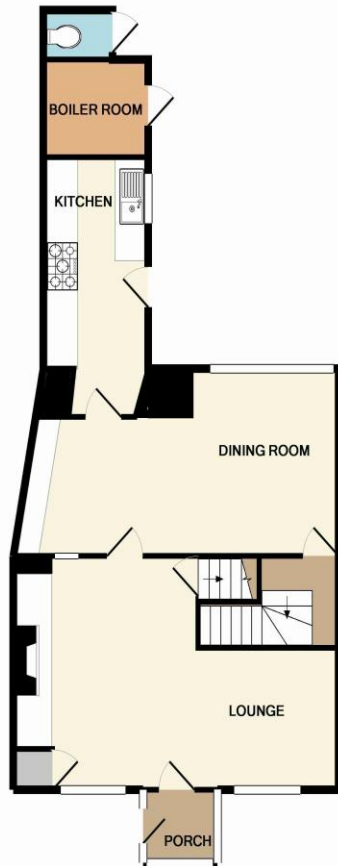
Outside the gardens are truly amazing and have something for everyone. For the green fingered, the front garden has space for a Kitchen Garden area while the large lawn will be a safe and enclosed area for children to play in. The rear garden would be ideal for relaxing or dining al-fresco. Beyond the rear garden is a driveway for 2 or more vehicles as well as a detached garage.

So if seeking that rare combination of a practical family home whilst having plenty of character and charm then this should be featuring high on your viewing list.

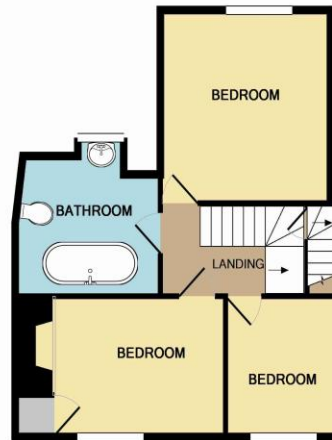
# ACCOMMODATION



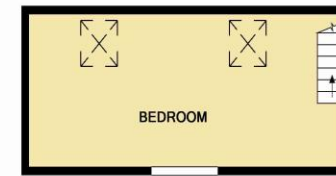
CELLAR  
APPROX. FLOOR  
AREA 220 SQ.FT.  
(20.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 628 SQ.FT.  
(58.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 193 SQ.FT.  
(17.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1466 SQ.FT. (136.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2014

## Entrance Porch

## Lounge

17'11" (5.46m) x 13'4" (4.06m) maximum L-Shape

## Dining Room

19'2" (5.84m) x 10'10" (3.30m)

## Kitchen

12'1" (3.68m) x 6'5" (1.96m)

## Cellar

12'5" (3.78m) x 12'5" (3.78m)

## First Floor Landing

## Bedroom 1

11'5" (3.48m) x 11'3" (3.43m)

## Bedroom 3

9'6" (2.90m) x 8'8" (2.64m)

## Bedroom 4

7'11" (2.41m) x 7'4" (2.24m)

## Bathroom

## Second Floor

## Bedroom 2

21'5" (6.53m) x 9'2" (2.79m)

## Outside

Beautiful gardens to both front and rear. 2 outhouses to rear 1 housing boiler and 1 housing outside w.c.

**Detached Garage** - 16'0" (4.88m) x 9'6" (2.90m)

Driveway for 2 to 3 cars.



## Route to View

From our office in Borough Green turn right into Quarry Hill Road. The property can be found 100 yards on the left hand side denoted by our For Sale board.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

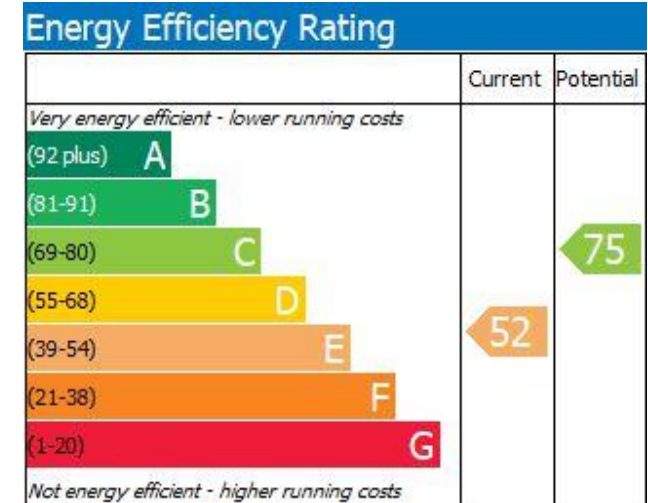
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

01732 884422

[enquiries@hillier-reynolds.co.uk](mailto:enquiries@hillier-reynolds.co.uk)

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