



CHURCH COTTAGE
CHURCH PATH · SWANLEY VILLAGE · KENT BR8 7NY

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<i>Swanley</i>	- 1 mile
<i>Dartford</i>	- 5 miles
<i>Sevenoaks</i>	- 13 miles
<i>London</i>	- 20 miles

A detached three-bedroom cottage in a peaceful and private edge of village location. Offers spacious living with characterful features, quiet no through lane, yet still benefitting from good accessibility and transport links.

- A spacious cottage offering potential and in need of refurbishment throughout
- Private location yet easily accessible
- Off road parking for several vehicles
- Double garage and paddock land
- Offered chain free to the market
- Total plot size extending to 1.88 acres

OFFERS IN EXCESS OF: - £795,000

VIEWING: - Strictly by appointment via the sole agents:
BTF Partnership
Clockhouse Barn, Canterbury Road
Challock, Ashford, Kent TN25 4BJ
01233 740077 / challock@btfpartnership.co.uk

LOCATION

Church Cottage is situated just 1 mile to the north-east of the town of Swanley. Swanley provides all local amenities such as a leisure centre, supermarkets, local shops and a train station connecting to the wider London train network. Links to the national motorway network and the M25 are only 1 mile south.

The larger town of Dartford is 5 miles to the north and has a larger array of services such as shopping centres and amenities as well as direct access to London via the train and additional national motorway links.

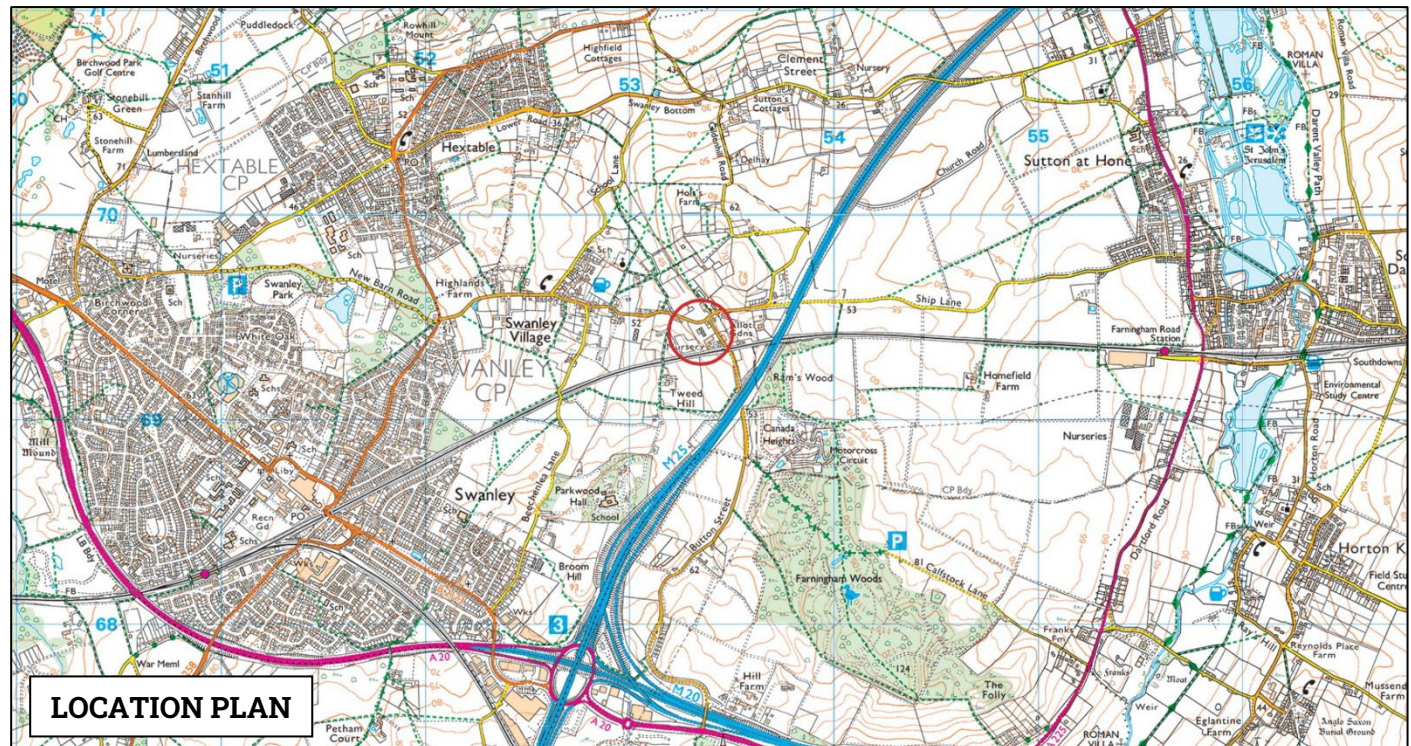
Please see the Location Plan below showing the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From the M25, exit at Junction 3 onto the B2173 heading to the centre of Swanley. At the cross-roads in the centre of the village, continue right to the north on the B258 for approximately 0.4 miles. From there, turn right onto Highlands Hill for approximately 0.5 miles and the access track to Church Cottage will be on your left. Follow the access track and you will reach Church Cottage straight ahead of you.

WHAT 3 WORDS

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GENERAL DESCRIPTION

Church Cottage comprises a detached house of solid brick construction part rendered under pitched clay tiled roof. Accommodation is as follows; -

The Front Door opens to **Entrance Hall** with doors to open plan **Dining Room** and **Kitchen** with walk in **Larder** and doors to **Study** and **Family Room** with doors to **Rear Garden**. A further door from the Entrance Hall leads to the **Sitting Room** with fireplace and doors to Rear Garden. Doors from the Family Room lead to **Utility Room** with door to **Patio Area**, **Wash Room** and **Downstairs Cloakroom**.

Stairs lead from the Entrance Hall to the **First Floor Landing** where there are doors to **Master Bedroom** with **Dressing Room** and **Ensuite** with bath, shower, bidet, w/c and wash hand basin. Further doors lead to **Bedroom 2** (double), **Bedroom 3** (double), **Airing Cupboard** and **Family Bathroom** with bath, wash hand basin and w/c.

Floor Plans of the exact layout of the property can be found opposite for further information with the Gross Internal Area extending to 2,562ft².

Outside

The Rear Garden is fully enclosed and surrounds the Cottage, with a patio area, lawn, and bedded mature plants manicured throughout. There is a **Garden Store** and **Store Room** attached to the Cottage along with off road parking for multiple vehicles. There is also a Double Garage with potential (STPP) and more parking, which extends to 349ft².

PADDOCK

There is a 1.42-acre fenced Paddock to the south east of the Cottage with opportunities for equestrian uses. The Paddock includes a small area planted with trees as additional fenced Garden Space. Please note the Purchaser will need to erect a short section of stock proof fence between points X and Y shown on the Boundary Plan, within 3 months of completion.



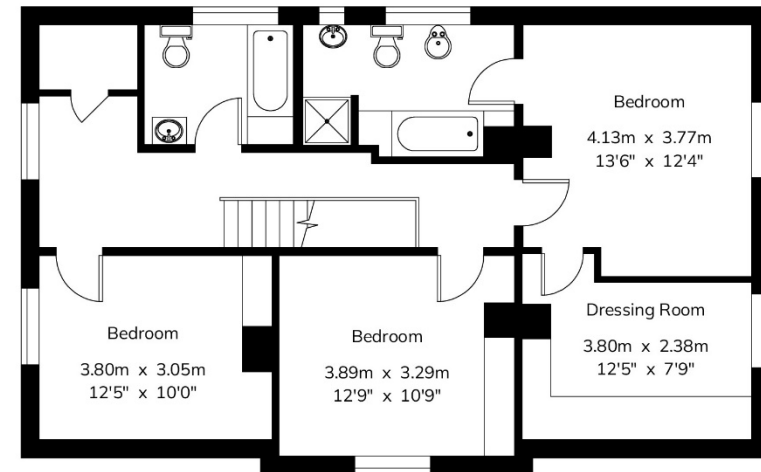
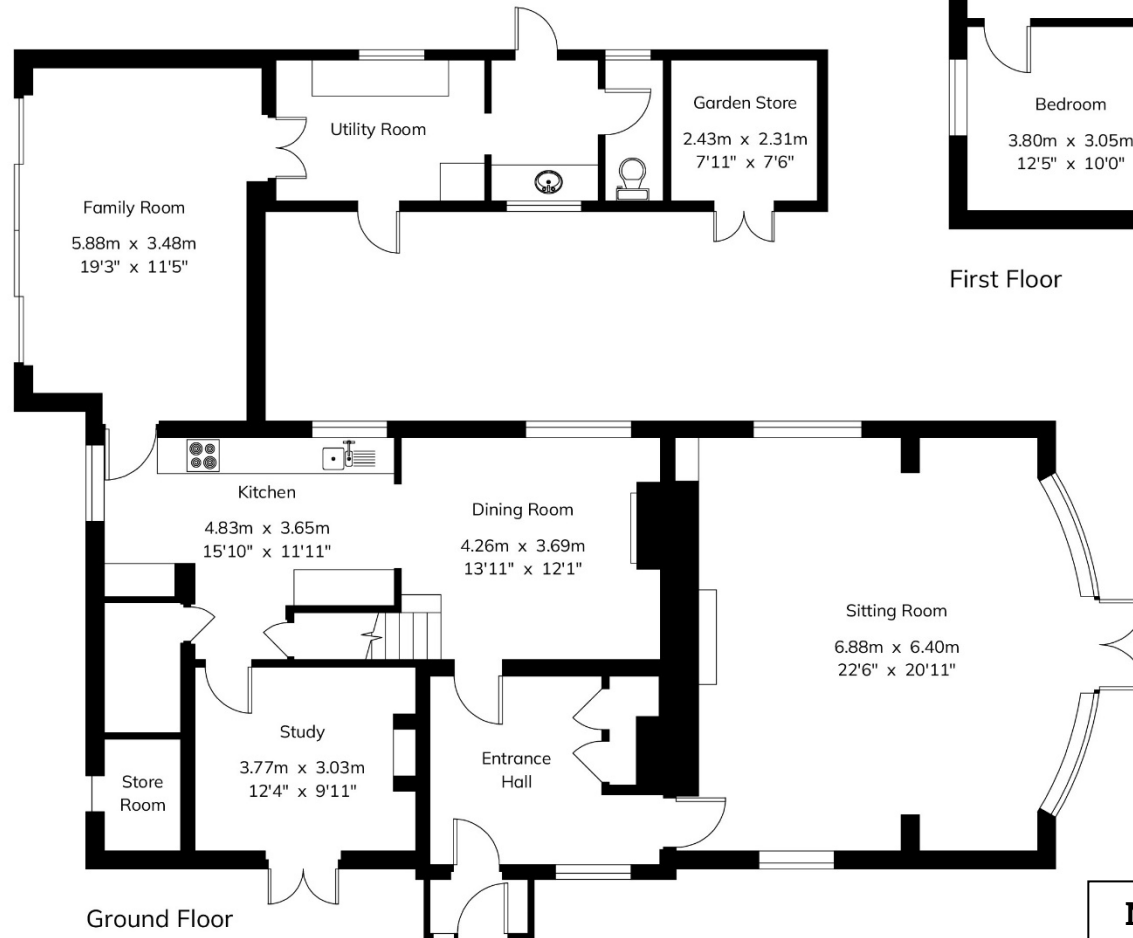
REAR GARDEN

FLOOR PLANS

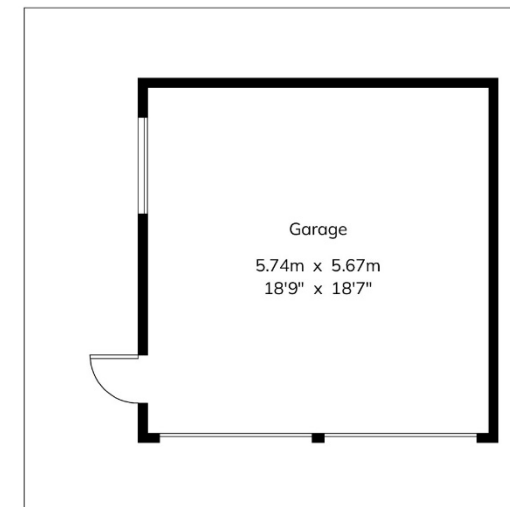
Church Cottage

House - Gross Internal Area : 238.1 sq.m (2562 sq.ft.)

Garage - Gross Internal Area : 32.5 sq.m (349 sq.ft.)



First Floor



Not to Scale

For Identification Purposes Only.

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SERVICES

Church Cottage benefits from mains water and electricity, with heating historically provided via an oil-fired system. Drainage is to a private system. **Please Note:** None of these services have been checked or tested.

ACCESS

Access is via Church Path which is privately owned and is also a footpath.

METHOD OF SALE

The property is offered for sale by private treaty. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

EPC RATING

EPC - D

COUNCIL TAX

Band – E

LOCAL AUTHORITY

Sevenoaks District Council, Sevenoaks District Council Council Offices Argyle Road Sevenoaks Kent TN13 1HG
Kent County Council, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

PHOTOGRAPHS

The photographs within this brochure were taken in September 2025.



TENURE

The Cottage majority of the Garden is Freehold with the remainder of the garden and Paddock land being Leasehold. Further details on this are available from the Agents.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

MEASUREMENTS

The measurements quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water, and electricity supplies or other rights, covenants, restrictions, and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There will be a right of way granted for the neighbouring property over part of the driveway, shown shaded brown on the attached plan. There is also a public footpath crossing the property.



PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide, and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendors sole agent. If you would like to view, please contact Millie Palmer-Pilc on the contact details below.

BTF Partnership

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Email: challock@btfpartnership.co.uk

Reference: MPP/R2330.1

GUIDE PRICE

OIEO £795,000





Land and Property Experts

www.btfpartnership.co.uk

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25 4BJ