

3 Bourne Row, Wellers Town, Chiddingstone, Kent TN8 7BQ
Guide: £535,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Character Mid-Terrace Cottage
*Glorious Countryside Views to rear
*Two Double Bedrooms *Attic Room/Study
*Kitchen/Dining Room Extension
*Sitting Room with Woodburning Stove *Victorian Style Bathroom
*Period Features *Garage in Nearby Block
*Large attractive Rear Gardens

Description

This well presented mid-terrace cottage enjoys glorious views over the surrounding countryside, sitting within a row of period homes in this sought after rural hamlet on the fringes of Chiddingstone. This charming property has been sympathetically extended to the rear and is presented in lovely order throughout whilst retaining period character. The gardens are a particular feature, being an excellent size and adjoining open countryside.

Accommodation

- The property is approached via a wooden gate and brick pathway leading to the solid wood stable front door, with lawn, cottage lavender borders and a mature hedging. Small log store.
- Entering the property into the delightful sitting room with exposed brick fireplace and wood burning stove, base cupboard to recess, central exposed beam, wooden flooring and Georgian style window with aspect to front. Staircase rising to the first floor with fitted seating area and understairs storage.
- Kitchen/dining room fitted with a range of Shaker style wall mounted cabinets and base units of cupboards and doors, including a peninsular breakfast bar incorporating an oven and gas hob, pretty tiled splashbacks and wooden block worktops. Ceramic sink and space for appliances including a washing machine, large fridge/freezer and slimline dishwasher, cupboard housing LPG gas boiler, ceramic tiled flooring and trap door to a wine cellar. Dining extension with a glass roof and French doors leading out to the garden with picturesque countryside views beyond.
- On the first floor, the principal bedroom to the front has a large Georgian style window and fitted wardrobes whilst to the rear is the second bedroom with two pretty windows overlooking the wonderful countryside. The family bathroom is full of character with sloping ceiling angles, a roll top slipper bath and a shower cubicle.
- Stairs from the landing lead to the second floor versatile attic room used as a study with windows to the rear and eaves storage cupboards.
- A delightful feature, the pretty cottage rear garden features a paved terrace ideal for entertaining leading onto a large L-shaped lawned area with mature trees and hedging and post and rail fencing, this wraps around the other cottages and enjoys a lovely open aspect over the countryside beyond.
- A pathway through the garden offers a pedestrian access to the generously sized garage in a nearby block with double doors and pitched roof. This block is located at the end of the row of cottages and is accessed from the road via a gravel driveway. The garage for number three is the third along.

- Services & Points of Note: Mains water and electricity. Calor gas heating, LPG storage tank located next to the garages. Shared cesspit drainage for the 6 cottages, managed by No.1.
- Council Tax: D – Sevenoaks District Council.
- EPC: E

Situation

3 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

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk





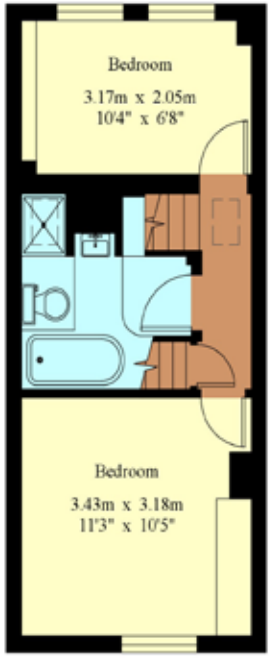


3 Bourne Row

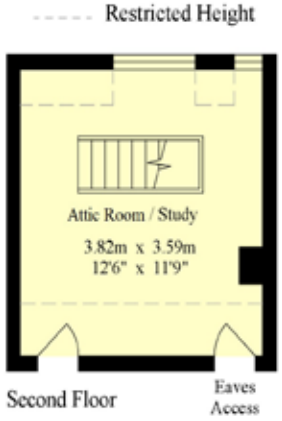
House - Gross Internal Area : 79.4 sq.m (854 sq.ft.)
Garage - Gross Internal Area : 12.5 sq.m (134 sq.ft.)



Ground Floor



First Floor



Second Floor

Eaves Access





For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 614881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

The Property Ombudsman