



**Lambert
& Foster**



SHEPHERDS COTTAGES

WATER LANE | HUNTON

An opportunity to purchase this pretty Grade II Listed and extended three bedroom semi detached cottage benefitting from a large well tended garden extending front to rear. The Cottage also benefits from off road parking and is situated in a quiet rural location on the outskirts of this Wealden village. Only a short drive to local amenities and to a mainline railway station at Paddock Wood or Marden.

Offered to the market with NO FORWARD CHAIN.

Guide Price £585,000

FREEHOLD



1 SHEPHERDS COTTAGES

WATER LANE | HUNTON | ME15 0SG

- A well presented extended three bedroom semi-detached character cottage
- Situated in an enviable rural location on the outskirts of this Wealden village
- Open plan kitchen diner, sitting room, shower room, outdoor kitchen area
- Benefitting from a large and well tended garden extending front to rear
- Only a short drive to local amenities and short drive to a mainline railway station at Paddock Wood or Marden
- Offered to the market with **NO FORWARD CHAIN**

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof with hung tile to the first floor elevations. **Services & Utilities:** LPG fired central heating with mains water supply and private drainage services connected but not tested. Broadband Connection: Available as standard and superfast broadband. Mobile Coverage: Available with Okay connection from main providers. Further information can be found at www.ofcom.org.uk. **Local authority:** Maidstone Borough Council. **Council tax:** Band E. **EPC:** N/A

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** high risk. **Surface water:** high risk. **Reservoirs:** There is a risk of flooding from reservoirs in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

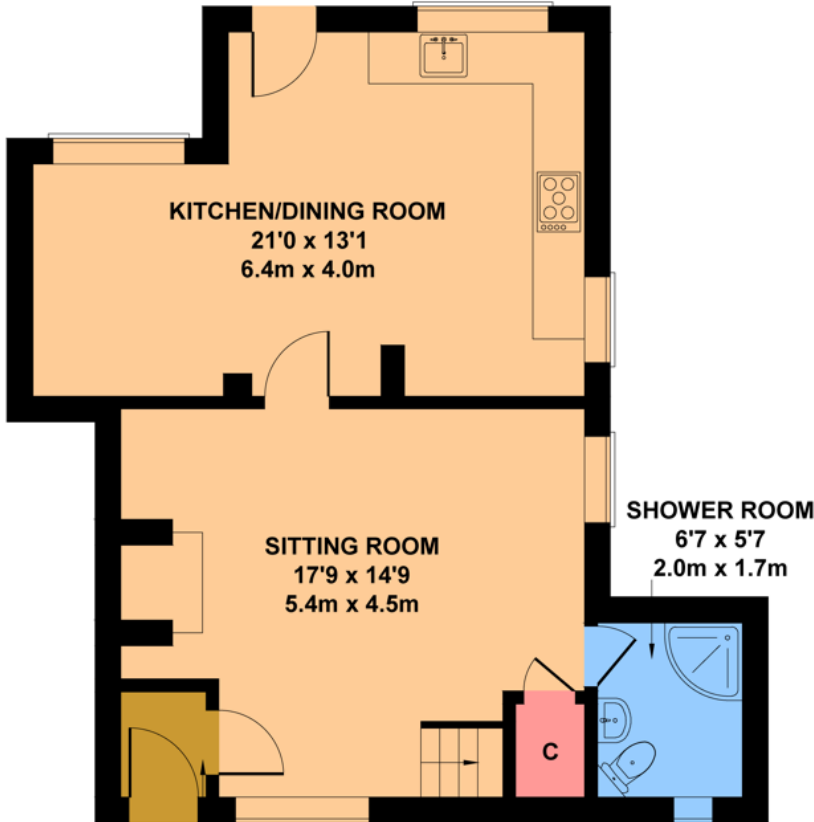
Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

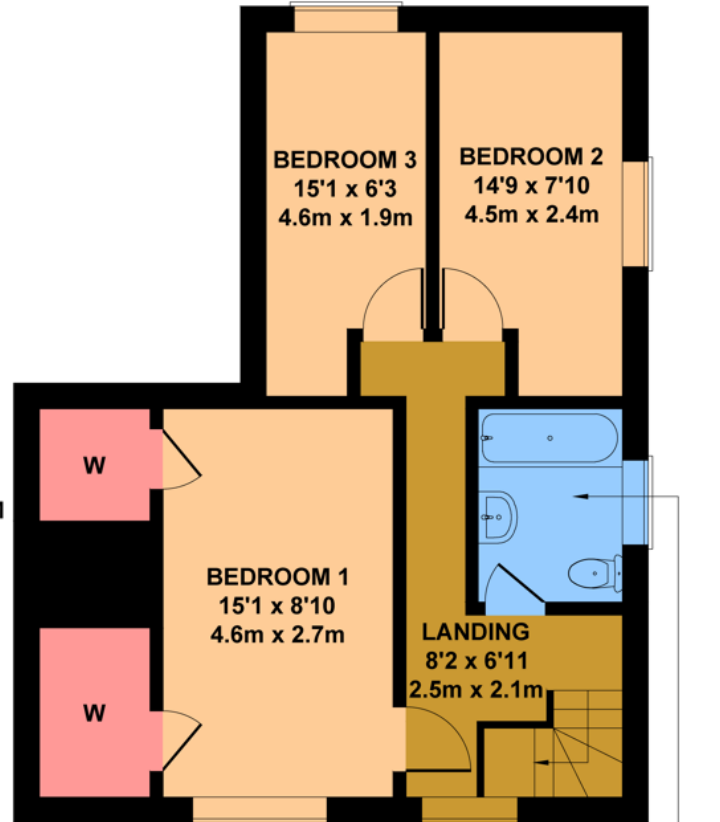
FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



PORCH
3'7 x 3'3
1.1m x 1.0m

GROUND FLOOR
APPROX. FLOOR
AREA 562 SQ.FT.
(52.2 SQ.M.)



BATHROOM
7'10 x 5'7
2.4m x 1.7m

FIRST FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)

Not to Scale. Produced by The Plan Portal 2023
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PROPERTY PROFESSIONAL FOR OVER 120 YEARS

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