

# Tye Cottage, Chafford Lane, Fordcombe





# Tye Cottage, Chafford Lane, Fordcombe TN3 0SJ

*Stunning Spacious 2/3-Bedroom House in Idyllic Village Setting*

## **Accommodation Summary**

- Detached chalet style house
  - 2 double bedrooms
  - Spacious living room
  - Elegant dining room
  - Study/3rd bedroom potential
- Stylish kitchen and separate utility room
  - Conservatory
  - 2 modern bathrooms
- Double car port, off-street parking and EV charger
- Gardens stretching to approximately ¼ an acre



**Tel: 01892 514 189**

49 - 51 London Road, Southborough, Tunbridge Wells, Kent TN4 0PB

natalie@flyingfishproperties.co.uk

www.flyingfishproperties.co.uk



With glorious panoramic views across the open countryside opposite, this handsome property stands proud in its sought-after village setting.

Set back from the road by a smart block brick driveway flanked by lawn and high mature hedging, the house is perfectly placed to enjoy its exquisite views.

The layout and flow of the home is fabulous with the current owners maintaining its character and style as they have sensitively updated it over the years.

The spacious hallway's warm oak flooring stretches round to the rear with doors running off it at every angle.

First on the left is the spacious living room which is a welcoming space with wooden flooring and a multi fuel wood burning stove adding character and warmth in the colder months.

Opposite the dining room's traditional space delivers a great dining experience with lush green garden views.

Beyond is the home office which is ideal to escape the morning commute or alternatively it would make a good 3rd bedroom.

Returning to the hallway and to the rear is the kitchen. It is a light and spacious room with plenty of granite topped cupboards housing integrated appliances with a cleverly placed arched opening above a line of cupboards giving you garden views as you cook.

The kitchen opens into the conservatory which is flooded with light from its expanse of glass bringing the outside in. It is perfect for relaxing or entertaining in with a glazed door leading out onto the garden terrace.

Along the hallway is a modern shower room and beyond, a spacious utility room with storage cupboards, another sink for muddy paws and boots, room for additional appliances and rear access into the garden.

Climbing the oak staircase to the first floor there are two large double bedrooms, both with fitted Sharps cupboards and spectacular countryside views.

The family bathroom completes the first floor and is fresh and modern with a shower over the bath.

Outside at the rear, a paved terrace, perfect for alfresco dining, sits behind the house. It is a sunny garden laid mainly to lawn with a pretty mix of mature stocked beds. There is a large wooden shed for garden equipment and the garden is fully enclosed, secluded and secure with perimeter close boarded fencing, making it ideal for kids and pets. There is a double car port and off-road parking for many cars while a lawned front garden sits behind hedging screening the quiet road.

With breath taking landscape views, a quiet village location and all your first-class schooling and transport needs on your doorstep, this is the perfect home. A must see!





**Entrance door opening into:**

**Entrance Hall:** front aspect double glazed windows, wooden flooring, under stairs storage cupboard, cupboard housing boiler with space for coats and shoes, radiator and door opening into:

**Living Room:** 17`1 x 15`9 front aspect double glazed bay window, side aspect double glazed window, brick fireplace and hearth with multi fuel wood burning stove, wooden flooring and radiators.

**Dining Room:** 11`2 x 14`9 front aspect double glazed bay window, wooden flooring, radiator and door opening into:

**Study/Bedroom 3:** front and side aspect double glazed windows, wooden flooring and radiator.

**Kitchen:** 19`8 x 5`7 eye and base level units with open shelving, pull out bin and wine rack, granite counter tops, inset stainless steel sink with mixer tap, integrated Neff double oven with an integrated microwave, Neff 4 ring induction hob with extractor above, integrated fridge/freezer, integrated Neff dishwasher, tile effect linoleum flooring, radiator, storage cupboard with shelving, arched opening with views into the conservatory and opening into:

**Conservatory:** 14`1 x 7`7 side and rear aspect double glazed windows, side aspect glazed door opening onto garden terrace, Karndean wooden effect flooring and radiator.

**Shower Room:** rear aspect opaque double glazed window, shower cubicle with wall mounted shower attachment, pedestal wash hand basin, low level WC, heated towel rail and wooden effect linoleum flooring.

**Utility:** rear and side aspect double glazed windows, rear aspect part glazed door opening into garden, space and plumbing for appliances, base level units with counter tops, stainless steel bowl sink, space for additional appliances and tiled flooring.

**Oak stairs up to first floor landing with ceiling loft access hatch and doors into:**

**Bedroom 1:** 14`5 x 13`5 front and side aspect double glazed windows, wooden flooring, Sharps built in cupboard with built in drawers and radiator.

**Bedroom 2:** 11`2 x 13`5 front aspect double glazed window, Sharps built in cupboard and radiator.

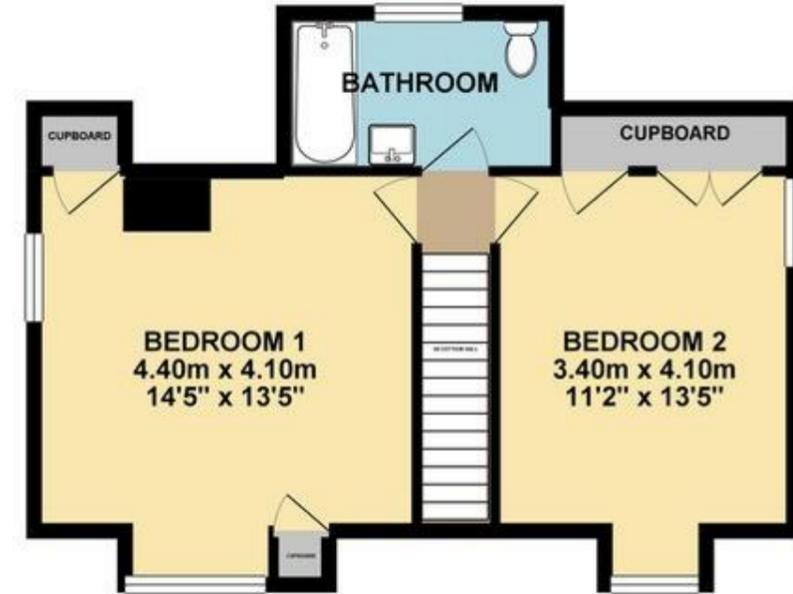
**Bathroom:** rear aspect double glazed window, concealed cistern WC, vanity unit with wash hand basin with mixer tap over and drawers under, panelled `P` shaped bath with mixer tap, wall mounted shower attachment, bevelled glass shower screen, heated towel rail and wooden effect flooring.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 130.40 sq. m. ( 1403.61 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	70
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Outside:** This property has an estimated plot of 1/4 of an acre. To the front is a block brick driveway with parking for up to 4 cars, a high hedge screening the house from the road with an area of lawn behind, a paved pathway in front of the house, some planting of trees, shrubs and flowers and a 5 bar wooden gate giving access to the rear. To the rear is a further block brick driveway fronting the double car port and opening into the garden area. A paved terrace sits to the rear of the house while the garden is laid mainly to lawn with mature stocked plant and shrub beds and borders. There is a large wooden shed, with power, for storage and the garden is enclosed on all sides by wooden close boarded fencing. To the back of the house there is an outside tap and to the side of the house, accessed from the front garden, there is a hot/cold shower - great for cleaning dirty dogs and boots.

**Double Car Port:** hard surface flooring, electricity, lighting and EV charger.

**General:**

Tenure: Freehold

Local authority: Sevenoaks Borough Council

Council tax: Band E (£2,957.00)

EPC: D (63)

**Area Information:** Fordcombe is a pretty semi-rural village in the High Weald Area of Outstanding Natural Beauty, 4.4 miles west of Tunbridge Wells. Tunbridge Wells, steeped in royal history and architectural heritage, provides a wealth of modern day shopping, entertaining and recreational facilities. Fordcombe has its own popular Church of England primary school, village hall and parish church. It also has a recreation ground with a cricket pavilion for the village teams. The Chafford Arms Pub is at the centre of village life with a family friendly pub, garden and menu. Apart from its own primary school excellent secondary, independent, preparatory and private schools can be found in both Tunbridge Wells and Tonbridge, with Holmewood House Primary School in nearby Langton Green. There are also the 5 highly regarded and sought after Tunbridge Wells and Tonbridge Grammar Schools. The nearest mainline stations to Fordcombe are at Tunbridge Wells and Tonbridge with fast and frequent train services to central London. Tunbridge Wells Station is around 4.5 miles away with trains to central London in 50-55 minutes. Tonbridge Station is around 6.4 miles away and with two lines passing through, it provides on average 34 trains a day from Tonbridge to London Bridge in as little as 40 minute journeys.



