



Lambert & Foster



1 BIRCHETTS

HIGH STREET | BRENCHLEY | KENT | TN12 7NU

A fantastic opportunity to purchase a two-bedroom end of terrace house in need of modernisation and ideal for extending (STPP). The property is set back from the high street in one of Kents most popular villages with far reaching views over the rolling countryside behind. The accommodation comprises of an entrance hall, two storage cupboards, downstairs cloak room, good-sized kitchen dining room and a through reception room. Outside of the property are large front and rear gardens, off street parking to the front. Brenchley village is one of the most sought-after villages outside of Tunbridge Wells (approximately 5 miles), in an area of outstanding natural beauty which provides local amenities, historic buildings and is and within easy reach to Paddock Wood (approximately 2.5 miles) for mainline train station services.

Offers in Excess of £350,000

FREEHOLD





1 BIRCHETTS HIGH STREET, BRENCHLEY, KENT , TN12 7NU

- Offered Chain Free
- Two double bedroom house
- In need of modernisation, ideal for development (STPP)
- Fantastic views over AONB
- Good sized south facing garden
- Paddock Wood mainline Station is close by offering links to London in under an hour

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///clear.outcasts.scanning

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Oil fired central heating

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good Outdoor and In-home

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band D **EPC:** D (56)

COVENANTS: None known

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very Low **Surface Water:** Very Low **Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

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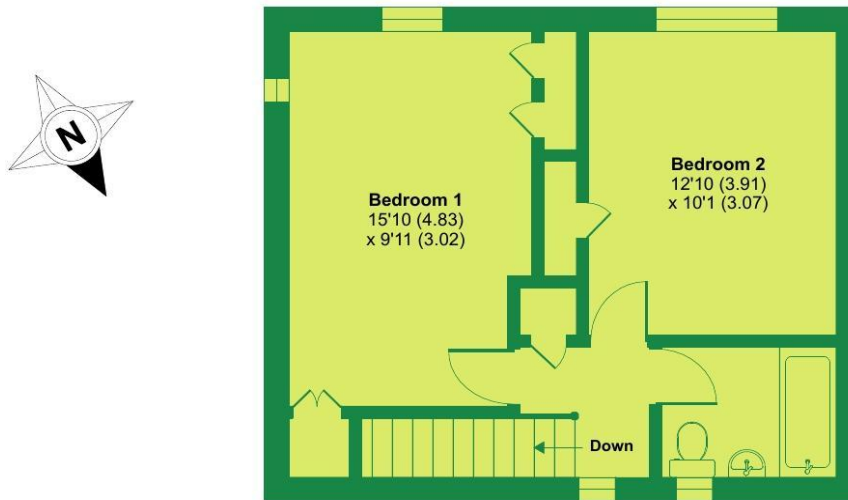
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

1 Birchetts, High Street, Brenchley, Tonbridge, TN12 7NU

Approximate Area = 988 sq ft / 91.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2026. Produced for Lambert and Foster Ltd. REF: 1513925

OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street,
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone Street,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street,
Cranbrook, Kent TN17 3DN

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