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# BarnesKingsnorth



Floor 0



S  
E  
W  
N

Floor 1

BarnesKingsnorth

Approximate total area<sup>(1)</sup>

450 ft<sup>2</sup>  
41.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



**Windmill Cottages, Hurst Lane, Weald, Sevenoaks, Kent, TN14 6PR**

**£375,000 Freehold**

**Viewings strictly by appointment with the agent**  
Tel: 01732 771616  
[www.bkstateagents.com](http://www.bkstateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



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1



1

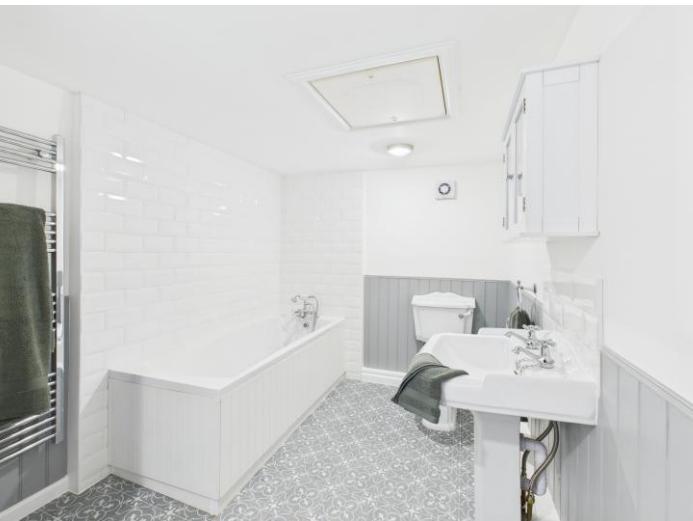
## THE PROPERTY

Settle into this charming and beautifully presented terrace cottage with its superb location in the centre of the village of Weald having been recently refurbished and being offered For Sale with no onward chain. Greeted by the timeless appeal of the property's exterior the entrance door leads into the light and bright sitting room, spacious and yet retaining that 'cosy cottage' feel, ample room to gather around the feature recessed fireplace currently fitted with electric stove. Stylish and practical wooden flooring flows seamlessly through from the living area into the kitchen equipped with pale green units and wall cupboards with wooden worktops over and including integrated appliances. Both ground floor rooms have access to the outside space. Ascend to the upper level to discover the well proportioned double bedroom, wooden wall paneling adding interest and newly fitted carpets. The charming family bathroom is fitted with crisp white sanitary ware including a bath and chrome finishing touches. There is a handy storage cupboard. Thoughtfully updated this cottage creates a cosy modern feel in an ideal location perfect for local amenities making it an excellent choice and is being offered For Sale with NO CHAIN.

AGENTS NOTE: This property has electric heating.

## OUTSIDE

Providing a degree of privacy the wrap around garden is fully enclosed and interspersed with a variety of trees, offering the perfect space to create your very own slice of tranquility. There is rights of way for adjoining properties to the rear.



## THE LOCAL AREA

The location of this charming cottage enhances its appeal ideally situated in the rural village of Weald with local village shop and public house a distance of approximately 3 miles from Sevenoaks, 5 miles from Tonbridge and 20 miles from Bluewater. Sevenoaks provides many shops and restaurants and a good choice of both primary and secondary schools, independent and state. There are sporting facilities nearby with golf clubs in Sevenoaks including Wildernes and Knole and Nizels in nearby Hildenborough which also has a private health/fitness centre. There is a sports and leisure centre in Sevenoaks. There are mainline rail services to London Charing Cross/London Bridge/Cannon Street at Sevenoaks and Hildenborough.

## ROUTE TO VIEW

Proceed southwards out of Sevenoaks on the A225 and turn right into Weald Road which continues into Hubbards Hill. On approaching Weald village, take the right fork at the church into Church Road. At the T-junction turn right and immediately left onto Hurst Lane. A path provides pedestrian access to No. 4 which is the last cottage in the row.

*PLEASE NOTE: In accordance with recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchasers. BKEA employs the services to Smartsearch to verify the identity and residence of purchasers.*

**Energy Efficiency Rating: E**

**Council Tax Band: D**

Ref: T1473

