

Post Office Cottage
High Street, Chiddingstone Causeway, Tonbridge TN11 8JN
Guide Price: £700,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Attractive Detached Family Home *Popular Village Location
*Walkable to Penshurst Railway Station *Three Double Bedrooms
*Sitting Room & Study *Kitchen/Dining Room *Utility/Bootroom
*Cloakroom *Spacious Family Shower Room
*Main Bedroom with En-Suite Bathroom *Integral Double Garage
*Block Paved Driveway *Rear Garden with Raised Terrace
*No Onward Chain

Description
This modern detached property is situated in the heart of the village of Chiddingstone Causeway, ideally positioned near open countryside yet within walking distance of Penshurst station. This appealing family home offers spacious accommodation with three double bedrooms, generous main reception and kitchen and a ground floor study, ideal for modern family life.

Accommodation

- This appealing home is approached over a generous block paved driveway with storm porch and front door opening to the welcoming entrance hall, stairs rise and turn to the first floor and there is a modern fitted cloakroom.
- The bright generous sitting room enjoys a lovely aspect with feature decorative fireplace and French doors with matching side panels opening to the rear terrace, ideal for summer entertaining.
- Adjoining is the kitchen/dining room fitted with a comprehensive range of shaker style wall mounted cabinets and base units of cupboards and drawers with contrasting worktops and tiled splashback and a selection of integrated appliances. Ample space for a family dining table with bay window overlooking the garden and doorway leading through to the utility/boot room providing additional storage with access to the garden and integral double garage with two up and over doors to front, power, light and personal door.
- Ground floor study having comprehensive wall to wall fitted furniture including desk, drawers, book shelving and display cabinet.
- The spacious first floor landing with fitted wardrobe and access to loft space via hatch.
- Main bedroom suite with fitted wardrobes and ensuite bathroom, fitted with a white suite comprising paneled bath with shower over, close coupled toilet and pedestal basin.
- Two further double bedrooms and a spacious family shower room with walk in shower enclosure and vanity unit incorporating concealed cistern toilet, basin and storage.

- Externally the level rear garden is mainly laid to lawn with mature hedged and fenced boundaries providing privacy and a raised terrace, ideal for al fresco entertaining. Small brick outhouse.
- Council Tax Band: E - Sevenoaks District Council
- Services & Points of Note: Mains water and drainage. LPG heating. New replacement doors and windows in 2026.
- EPC: C

Situation
Situated in Chiddingstone Causeway, a small village which provides a local store, church and post office together with The Little Brown Jug Public House and the convenient local Penshurst railway station, walkable from the property (to Redhill, Gatwick or Tonbridge). The village hall is a thriving Arts & Social Centre offering a wide range of activities for all the community and is also available to hire. The highly regarded Greyhound Pub can be found in the nearby hamlet of Charcott. It is also within the catchment area of the popular Chiddingstone Primary School and local grammar schools. Mainline stations to London may be found at nearby Hildenborough with fast connections to London, with main line stations and a wider range of shopping, educational and recreational facilities in the towns of Edenbridge, Sevenoaks and Tonbridge. The property is surrounded by beautiful countryside, being part of the High Weald Area of Outstanding Natural Beauty with walks from the doorstep, the National Trust village of Chiddingstone is nearby together with Leigh, a charming mock Tudor village with vibrant Village Green and station. Penshurst, Hever Castle and Penshurst Place, all popular local tourist attractions. Convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the Kent coast.

Viewing Strictly By Appointment

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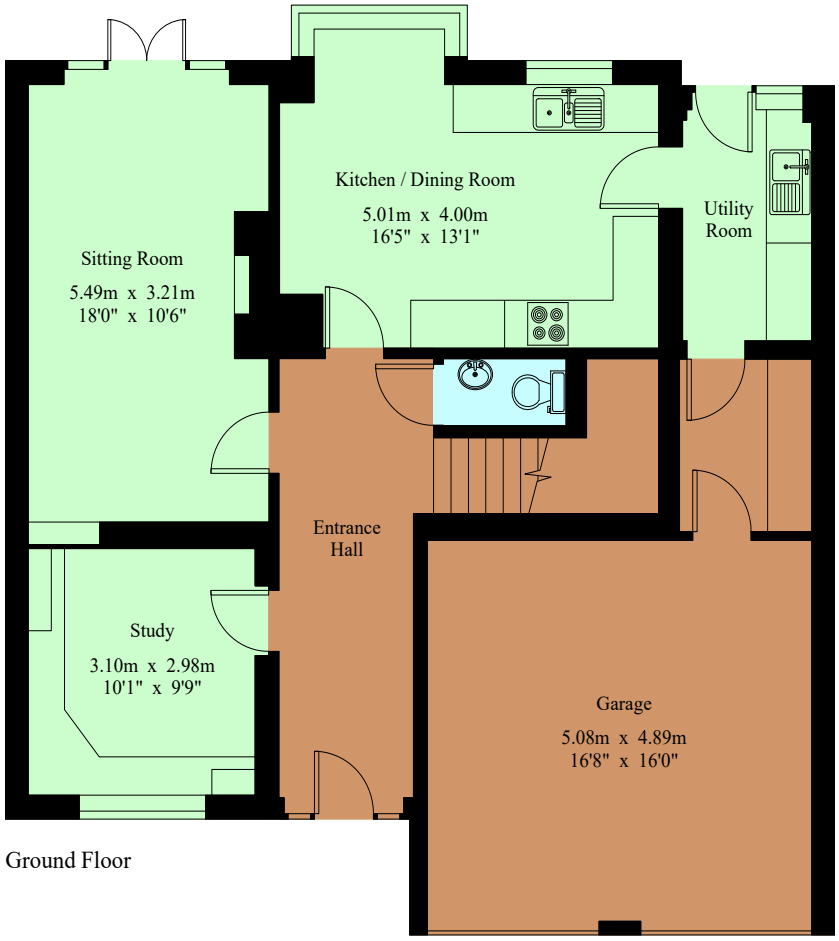




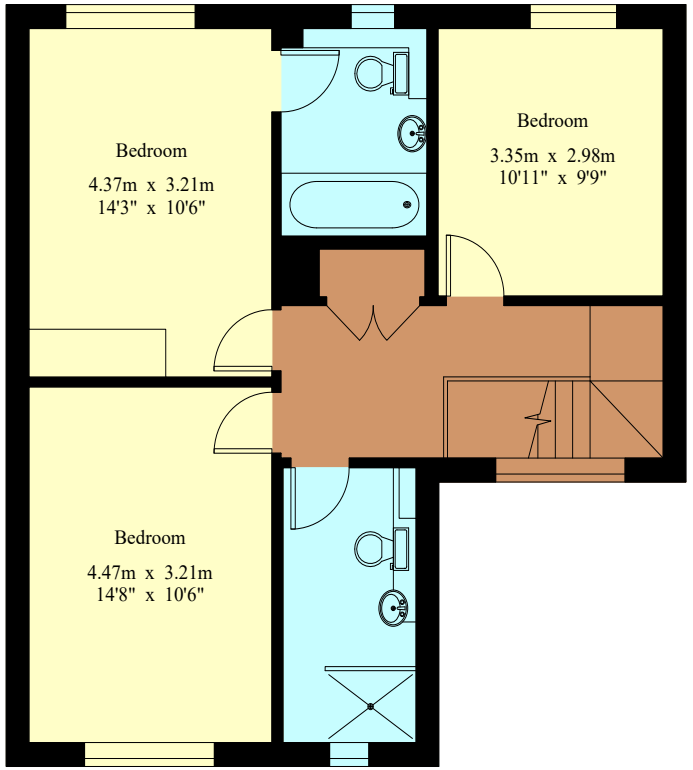


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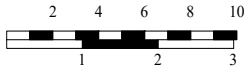
Gross Internal Area : 165.6 sq.m (1782 sq.ft.)
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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