



The Old Stables Knotley Hall, Chiddingstone Causeway, Tonbridge, TN11 8JH.

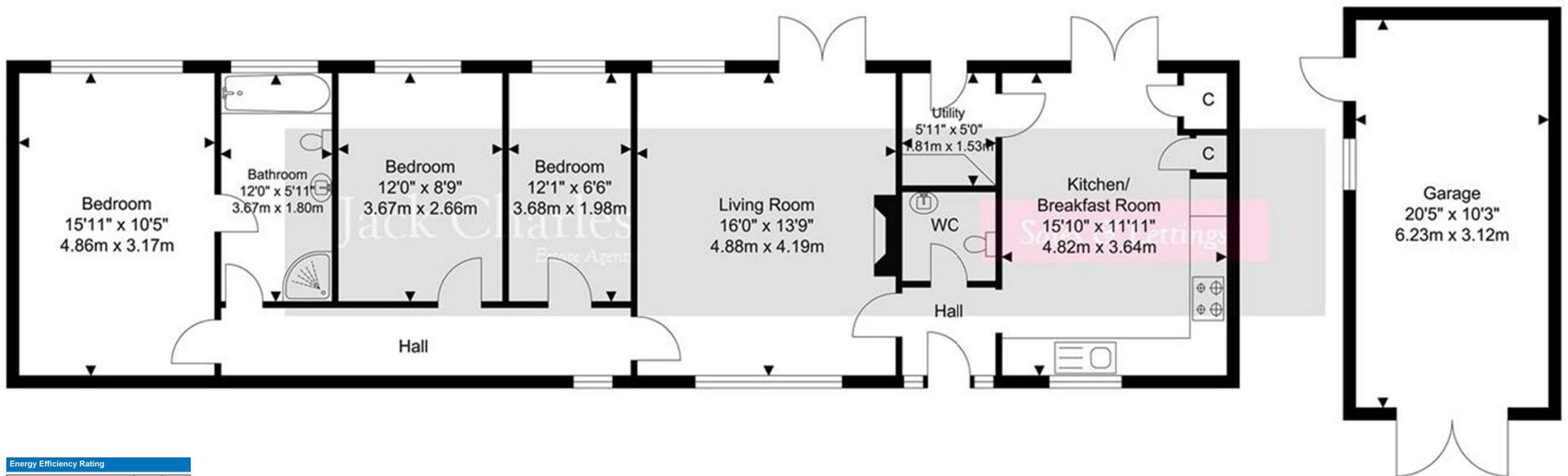
Guide Price £575,000 - £625,000

Jack Charles
Estate Agents

Sales & Lettings

- 3 spacious bedrooms
- Lovely garden space
- Requires modernising
- Lapsed planning to demolish and reposition for 4 bed house
- Jack & Jill bathroom
- Super communal facilities
- Garage & Parking
- 1 cosy reception room
- Attached home, built 1900
- Scope To Extend STPP

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		50	
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Ground Floor
Approximate Floor Area
1023.75 SQ.FT.
(95.11 SQ.M.)

Outbuilding
Approximate Floor Area
209.25 SQ.FT.
(19.44 SQ.M.)

TOTAL APPROX FLOOR AREA 1233.00 SQ.FT. (114.55 SQ. M.)
For Identification Purposes Only.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Nestled in the charming village of Chiddingstone Causeway, this delightful attached home, built in 1900, presents a unique opportunity for those looking to create their dream home. With three well-proportioned bedrooms and two bathrooms, the property offers ample space for families or those seeking to enlarge for extra space.

The interior, while requiring modernisation, is brimming with potential, allowing you to tailor the living spaces to your personal taste. The inviting reception room serves as a perfect gathering spot, while the layout provides a functional flow throughout the home.

One of the standout features of this property is the lovely garden, which offers a serene outdoor retreat, ideal for relaxation or entertaining. Additionally, the super communal tennis court which has recently been resurfaced enhances the appeal, providing a sense of community and shared enjoyment.

For those with a vision, there is lapsed planning in place to demolish and reposition the current structure to build a detached home, making this an exciting prospect for developers or those looking to invest in a property with significant potential.

In summary, this wonderful property in Chiddingstone Causeway is not just a home; it is a canvas awaiting your creative touch. With its prime location situated at the end of a private drive, spacious layout, and beautiful outdoor spaces, it promises a wonderful lifestyle in a picturesque setting.

Chiddingstone

Chiddingstone Causeway village provides a local store, church and post office together with The Little Brown Jug Public House and the extremely convenient local Penshurst railway station (Tonbridge/Redhill Line). The village hall provides activities ranging from a live music club to martial arts and dance groups. It is also within the catchment area of the popular Chiddingstone Primary School, rated as excellent by Ofsted. Mainline stations to London may be found at both Hildenborough and Edenbridge, whilst a wider range of shopping, educational and recreational facilities can be found at Sevenoaks (5.8 miles), Tonbridge (5.4 miles), and Tunbridge Wells (8 miles),

Rail Links:

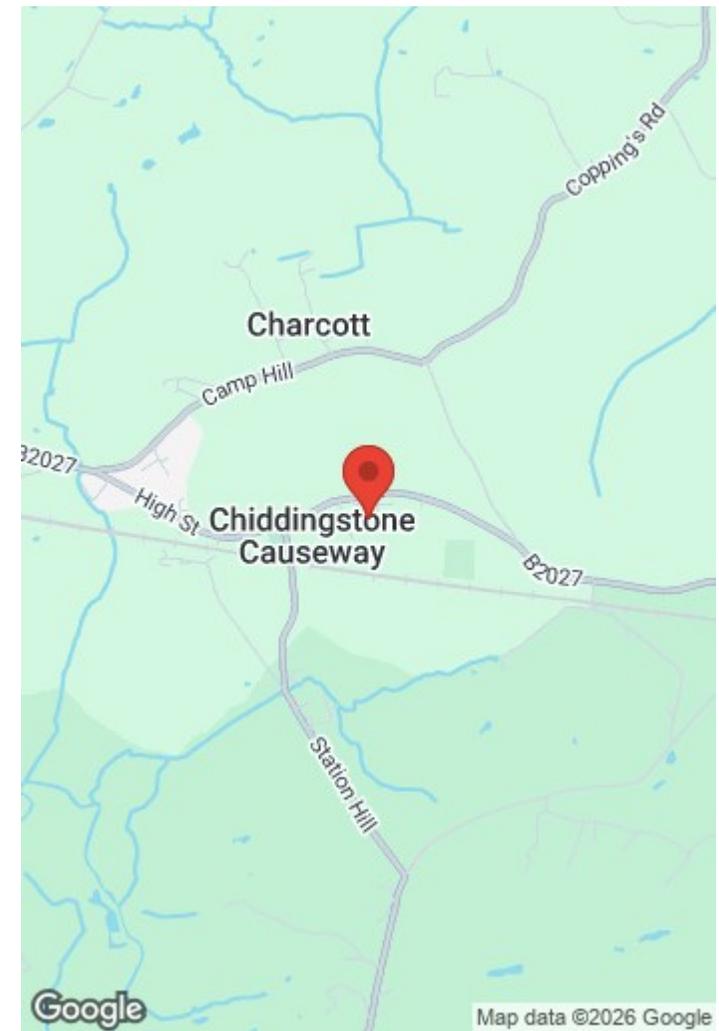
- Hildenborough Station (3.1 miles) service to London Bridge in approximately 31 minutes, with routes also to Charing Cross and Cannon Street.
- Penshurst Station (0.4 miles) offers mainline rail services to London Gatwick Airport in around 46 minutes, as well as routes to Tonbridge and London Victoria.

Education:

- Primary Schools: Chiddingstone Church of England (Ofsted Outstanding), Leigh, and Penshurst Church of England.
- Secondary Schools: A broad selection including The Judd School and Tonbridge Grammar School in Tonbridge, Tunbridge Wells Grammar School for Boys, Tunbridge Wells Girls' Grammar School, and Skinners' School in Tunbridge Wells. Bennett Memorial, Hill View
- Private Schools: Hilden Oaks, Hilden Grange, Fosse Bank, and The Somerhill Prep Schools in Tonbridge; The New Beacon in Sevenoaks; The Granville and Solefields Prep Schools; Holmewood House Prep in Langton Green; Walthamstow Hall for Girls in Sevenoaks. Sevenoaks School, Sackville and Tonbridge School.

Leisure & Recreation:

- Water Sports: Sailing at Bough Beech.
- Nature & Walks: The National Trust owns extensive land nearby, offering scenic walks and outdoor activities. Points of interest include Chiddingstone village and castle, Hever Castle, Penshurst Place, and Chartwell.
- Golf Courses: Hever Golf Club, Nizels Golf & Country Club, and Hilden Park Golf Club in Hildenborough; Wildernesse and Knole Golf Clubs in Sevenoaks.
- Sports & Fitness: Tonbridge indoor and outdoor swimming pools, The Angel Leisure Centre, and Sevenoaks Leisure Centre.





Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

