



4 Spout Lane, Brenchley, Tonbridge, Kent TN12 7AP  
Offers In Excess Of: £700,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



- \*Characterful Four bedroom Victorian Cottage
- \*Rural setting on the edge of Brenchley village
- \*Air Source Heat Pump & Solar Panels
- \*Three Receptions
- \*Private South Facing Rear Garden
- \*Far reaching Countryside views over Orchards & Woodlands
- \*Shaker style Farm Kitchen with Breakfast Bar
- \*Driveway for Two cars & Electric Car Charging Point

### Description

Positioned on the rural edge of Brenchley village, this attractive four-bedroom semi-detached Victorian cottage enjoys far-reaching views across the surrounding countryside and offers characterful accommodation arranged over three floors. With energy efficient air source heat pump and solar panels.

### Accommodation

- The property blends period charm with practical modern living. A welcoming entrance porch leads into a comfortable sitting room where exposed beams, timber flooring and a wood-burning stove create a warm focal point.
- To the rear of the house, the kitchen is arranged in a traditional farmhouse style and fitted with a Rangemaster cooker and breakfast bar, forming the heart of the home. The kitchen flows through to a family room with doors opening directly onto the terrace, allowing the inside space to connect easily with the garden. A separate dining room also opens onto the patio, creating an ideal layout for entertaining and outdoor dining during the warmer months. A cloakroom and useful storage complete the ground floor.
- The first floor provides two bedrooms, including the master bedroom which enjoys open views to the front. A further bedroom looks out across the garden and neighbouring orchards. These rooms are served by a family bathroom.
- Two additional bedrooms occupy the top floor, offering flexibility for children's rooms, guest accommodation or home working space.
- Outside, the rear garden has been designed for relaxed outdoor living, with a south-facing terrace framed by planting and overlooking the adjoining orchards. A brick-built barbecue area enhances the space for summer gatherings, while a pond with waterfall and subtle built-in lighting adds further character to the setting. The gardens are supported by an irrigation system to both the front and rear, together with automated external lighting with presence detection, including driveway lighting. External power sockets are installed at both the front and rear of the house, and a useful powered shed with double doors and workbench provides practical storage or workspace.
- To the front, a private driveway provides off-road parking and includes an electric vehicle charging point.
- Alongside its character features, the property has been thoughtfully upgraded to improve energy efficiency. Heating is provided by an air source heat pump, as there is no gas supply in the area, and the system was installed under the Renewable Heat Incentive scheme which currently provides an income of approximately £300 per quarter and will transfer to the new owner.



- A 3.6 kW solar array is positioned on the south-facing rear roof, supported by an iBoost system which automatically diverts surplus solar energy to heat the hot water tank. Together these features help reduce running costs while operating seamlessly through normal household controls. Starlink broadband provides speeds up to around 300 Mbps.

- Council Tax Band: D – Tunbridge Wells Council.

- EPC: D

### Situation

Set in the High Weald Area of Outstanding Natural Beauty, the charming village of Brenchley lies around 7 miles to the east of Tunbridge Wells and is surrounded by rolling countryside and orchards typical of this much-admired part of Kent. The village itself has a strong sense of community and offers a range of everyday amenities including a post office, doctors' surgery with dispensary, a well-regarded primary school, historic church, The Little Bull Café & Bar and an active village club.

A little over a mile away, the nearby village of Horsmonden provides additional local facilities, including a highly regarded village shop, primary academy and kindergarten, sports field and tennis club. The attractive village of Matfield is also close by, known for its traditional green, local butcher and welcoming public houses.

For a broader selection of shopping and services, Paddock Wood is approximately 3 miles away and provides a range of everyday conveniences including a Waitrose supermarket, cafés, independent shops, a leisure centre and mainline station with regular services to London via London Bridge, Waterloo East and Charing Cross.

The larger spa town of Tunbridge Wells offers an extensive range of shopping, dining and cultural attractions, including theatres, cinemas, health clubs, restaurants and the historic Pantiles. The area is particularly well served by highly regarded schools in both the state and independent sectors.

Road links are also convenient, with the A21 providing direct access to the M25 and the wider motorway network, as well as connections to Gatwick and Heathrow airports, found in the towns of Sevenoaks, Oxted, East Grinstead and Tunbridge Wells, or Bluewater Shopping Centre.



Viewing Strictly By Appointment

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# Spout Lane, Brenchley, Tonbridge, TN12

Approximate Area = 1442 sq ft / 133.9 sq m

Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 1470 sq ft / 136.5 sq m

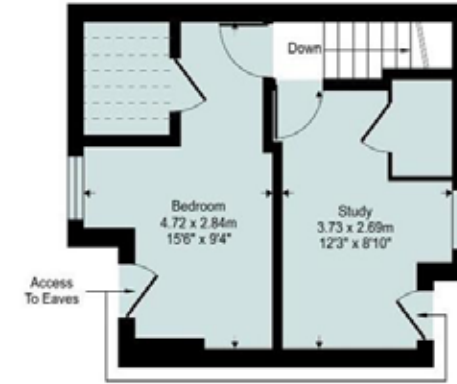
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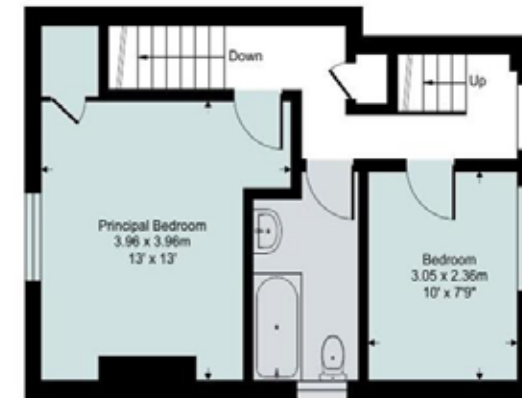
Denotes restricted head height



Ground floor



Second floor



First floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Savills (UK) Limited. REF: 989997

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