



Ibbett Mosely

1 Hoad Hill Cottages Tonbridge Road, Near Shipbourne, Kent,
TN11 9PA



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ATTRACTIVE GRADE II LISTED COTTAGE SET IN DELIGHTFUL GROUNDS OF 0.29 OF AN ACRE SET BACK OFF THE MAIN ROAD WITH SUPERB VIEWS TO THE REAR

- Attractive Grade II listed 2 bedroom semi-detached Cottage
- Ground Floor Bathroom
- Delightful gardens totalling 0.29 of an acre
- Attic room
- Sitting room with stone fireplace
- Kitchen
- Driveway for several vehicles
- Dining Room
- Low ceilings and Beams
- Detached Barn with views over open fields to the rear

A charming attached Grade II listed two bedroom period cottage set in a tucked away, yet convenient location on the outskirts of the favoured village of Shipbourne. The charming property is full of character with charming low beams and ceilings has two reception rooms, with an additional attic room.

The gardens are a lovely feature having been fully stocked with interesting plants and shrubs with the rear of the house overlooking fields beyond and the driveway offers ample parking with sizeable open fronted Barn, ideal for vehicle and storage.

PROPERTY SUMMARY

- Entrance through Front Door
- Entrance Hallway
- Sitting room with low door and ceilings and open stone fireplace surround
- Dining Room with low door and ceiling and open recess with wood burner stove with brick flooring
- Kitchen with base and wall mounted cupboards with worksurface surround and door to outside
- Ground Floor bathroom with panel bath, wash hand

basin and wc
There are two bedrooms to the first floor with door steps leading to an attic room

OUTSIDE

The delightful gardens lie mainly to the front with a well and flower beds stocked with shrubs and trees leading to a front paved patio entertaining area. There is a shared access with right of way leading to the driveway and leading to detached barn for storage and space for vehicle. The rear garden backs onto the adjoining fields and is surrounded by well stocked flower beds and shrubs. There is a well with canopy and water pump feature adding to the charm of the place.

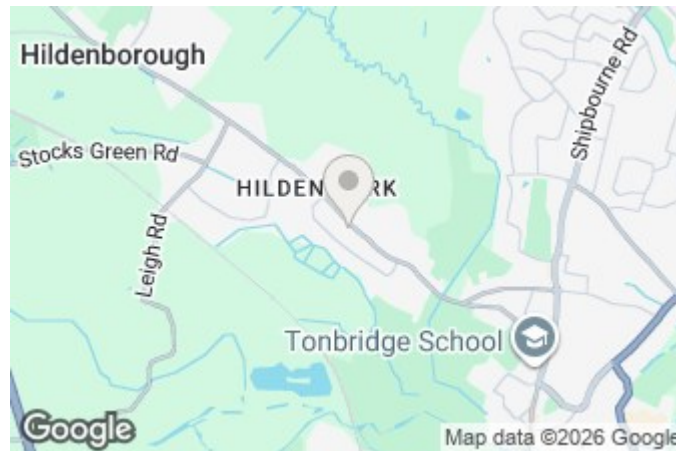
LOCATION

The sought after village of Shipbourne is located about four miles from Borough Green and four miles from Tonbridge, seven miles from Sevenoaks and has a primary school and The

Chaser public house as well as a weekly farmer's market. Hildenborough village with local shopping and main line station to London (Charing Cross/Cannon Street line) is approximately four and a half miles, with the A21 bypass linking to the M25 motorway network and subsequently to London, south coast and major airports is approximately six miles. There is a tennis club on Shipbourne common and some lovely walks can be enjoyed across the common and into surrounding countryside. Leisure facilities include Nizels Golf and Country Club, Hilden Golf Driving range with gym, cricket at The Vine in Sevenoaks and Sevenoaks Rugby Club.

AGENTS NOTE

- Services: Private septic tank drainage, mains water, electric heating.
 - EPC: Exempt Grade II Listed
- The property is approached off the main Tonbridge road via a gate and shared driveway leading to further drive arriving at Hoad Hill Cottages



Hoad Hill Cottages, Tonbridge Road, Shipbourne, Tonbridge



Ground Floor
Approximate Floor Area
384.70 sq ft
(35.74 sq m)

First Floor
Approximate Floor Area
257.25 sq ft
(23.90 sq m)

Second Floor
Approximate Floor Area
130.99 sq ft
(12.17 sq m)

Outbuilding
Approximate Floor Area
313.22 sq ft
(29.10 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 71.81 sq m / 772.95 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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EPC Rating-

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