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PIXOT HILL

BRENCHLEY

An opportunity to purchase this immaculately presented, extended two double bedroom semi-detached home (formally three bedrooms). The Property sits within a generous plot size of just under ¼ acre with ample off-road parking and three outbuildings. Situated in an enviable location on the fringes of the popular Wealden village of Brenchley, enjoying far reaching views to the front and a wooded area to the rear. Only a short drive to the mainline station at Paddock Wood along with the town's wider amenities.

Guide Price £550,000-£575,000

FREEHOLD





1 PIXOT HILL

BRENCHLEY | TONBRIDGE | KENT | TN12 7BD

- An extended and immaculately presented two double bedroom semi-detached home
- Situated in an enviable location with far reaching views on the fringes of Brenchley
- Generous plot size of just under $\frac{1}{4}$ of an acre benefitting from three outbuildings
- Large driveway to the front providing ample off-road parking
- The first floor configuration can be easily reinstated to provide three bedrooms
- Within walking distance to local high street amenities and a short drive to a mainline station

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Oil fired central heating.

BROADBAND: Available as Standard and Superfast broadband.

MOBILE COVERAGE: EE good.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D **EPC:** D (55)

COVENANTS: Covenants relate to this property.

FLOOD & EROSION RISK: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a slate roof and PVC cladding to the first floor elevations.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

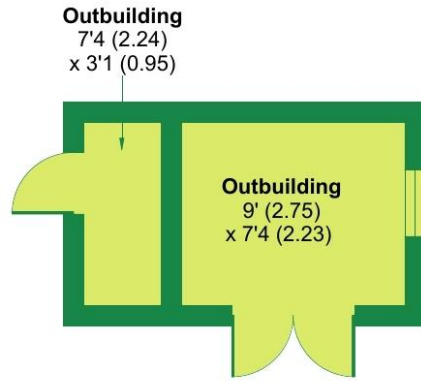
1 Pixot Hill, Brenchley, Tonbridge, TN12 7BD

Approximate Area = 868 sq ft / 80.6 sq m

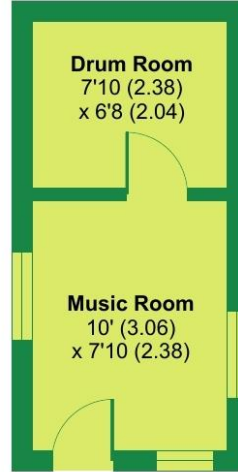
Outbuilding = 310 sq ft / 28.8 sq m

Total = 1178 sq ft / 109.4 sq m

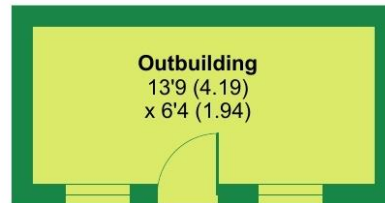
For identification only - Not to scale



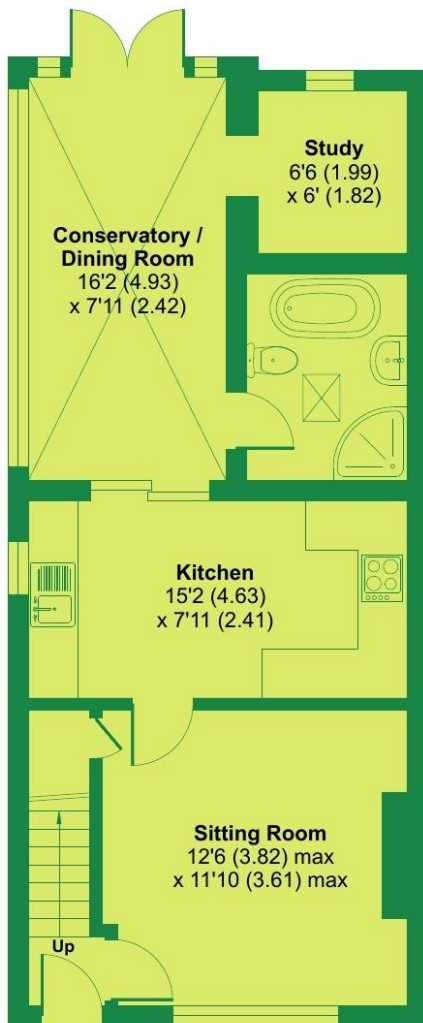
OUTBUILDING 3 / 4



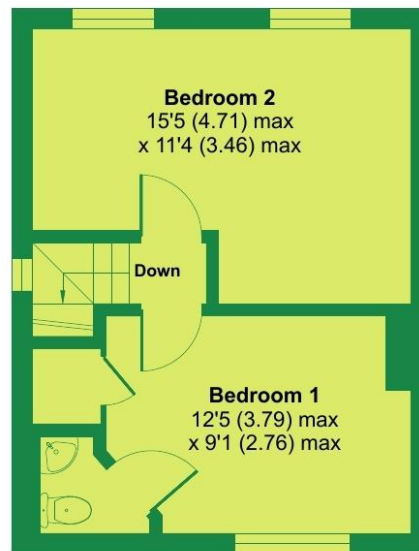
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1363190

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