

Chapel Cottage, Hoath Corner, Chiddingstone Hoath, Kent TN8 7BT
Guide: £600,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Charming Unique Character Detached House
*Elevated Position with Rural Views *Four Double Bedroom
*Sought After Rural Hamlet with Popular Local Pub
*Character Features Throughout, Latch Doors and Exposed Beams
*Sitting Room with Inglenook Fireplace *Separate Dining Room
*Kitchen, Utility & Ground Floor Cloakroom
*First Floor Bathroom *Delightful Cottage Garden & Terrace
*Private Parcel of Land Opposite with Outbuilding
*No Onward Chain

Description
This unique four bedroom detached house occupies an elevated position within a highly sought after rural hamlet. Having served as a long term family countryside retreat, the property offers versatile accommodation with excellent scope for upgrading. Further benefits include a private parcel of land opposite the property and a terrace enjoying far reaching views over the surrounding countryside.

Accommodation

- This intriguing property is approached via flights of steps with a fenced pathway leading to the front door and continuing round to the rear of the property and garden area.
- The front door opens into the welcoming entrance hallway with flagstone floor, exposed brick walls and attractive timber staircase rising and turning to the first floor with understairs storage. Pretty latch doors connect to all the ground floor reception rooms, cloakroom, kitchen and utility.
- Ground floor cloakroom comprising close coupled toilet and basin. Utility room providing space for a washing machine and tumble dryer, wall mounted meters and fuse board. Door providing access to the side.
- Kitchen with quarry tiled flooring and fitted with a range of white wall cabinets and base units of cupboards and drawers, single drainer sink unit, laminate worktops, space for electric oven with extractor hood over, space for freestanding fridge/freezer and tiled walls.
- Separate dining room enjoying exposed beams and lovely outlook over the rear garden/terrace with door providing access and full height side windows.
- Attractive dual aspect cottage sitting room with exposed stone walls and focal exposed brick inglenook fireplace, bressummer beam and wall light points.
- First floor landing brimming with character, exposed wall and ceiling beams, window, fitted airing cupboard and access to loft space via hatch.
- There are four bedrooms to the first floor serviced by a family bathroom. Main bedroom with aspect to rear, curtained wardrobes and exposed beam.

- Second and third double bedrooms offering an aspect to front and exposed beams. Fourth small double with aspect to rear, exposed beams, fitted cupboards and shelving to recess, currently utilised as a study.
- Bathroom fitted with a matching suite comprising panelled bath, pedestal basin and low level toilet, window, fully tiled walls and vinyl flooring.
- Externally the property enjoys a delightful private terrace screened by laurel and mature hedging. A gravel seating area takes full advantage of the elevated far reaching views over the surrounding countryside. Outside tap and lighting, further gate and steps down to road. Opposite the property there is a privately owned parcel of land with delapidated outbuilding.
- Services and Points of Note: Mains electricity, water and drainage. Electric heating. Double glazed multi-paned windows installed in 2017.
- Council Tax Band: G -Sevenoaks District Council.
- EPC: E

Situation

Chiddingstone Hoath is a small rural hamlet located within the High Weald Area of Outstanding Natural Beauty in Kent, known for its scenic countryside, walking trails, and conservation areas. The Rock public house is within the hamlet which lies about two miles from Chiddingstone village with its popular primary school, church, local shop and tearoom. Nearby, Hever and Penhurst also have primary schools and stations can be found in Hever and Hildenborough offering connections to London Bridge/ Waterloo/Charing Cross, nearby Cowden station is on the Uckfield branch of the Oxted mainline to and from London Bridge and offers free parking. The larger town of Edenbridge has two main line stations and shopping facilities including Waitrose as well as recreational facilities. Tunbridge Wells and Sevenoaks both have main line stations, excellent schools and offer comprehensive shopping.

Viewing Strictly By Appointment

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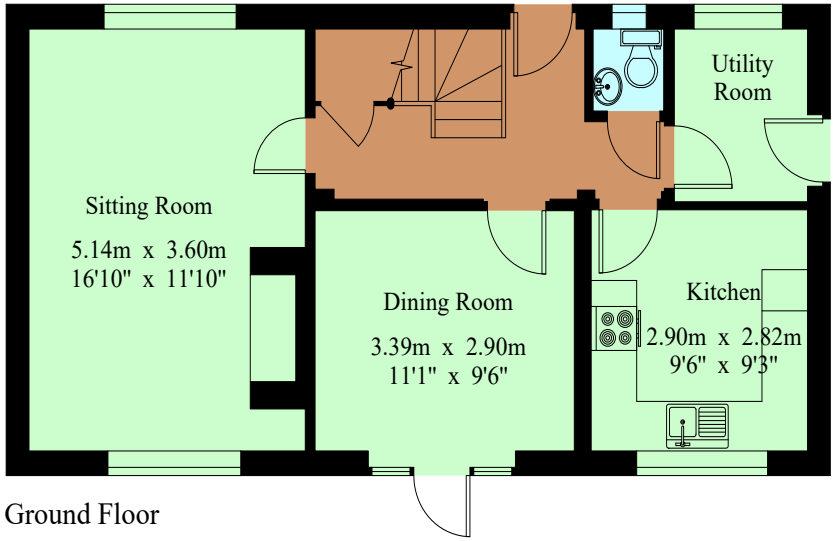




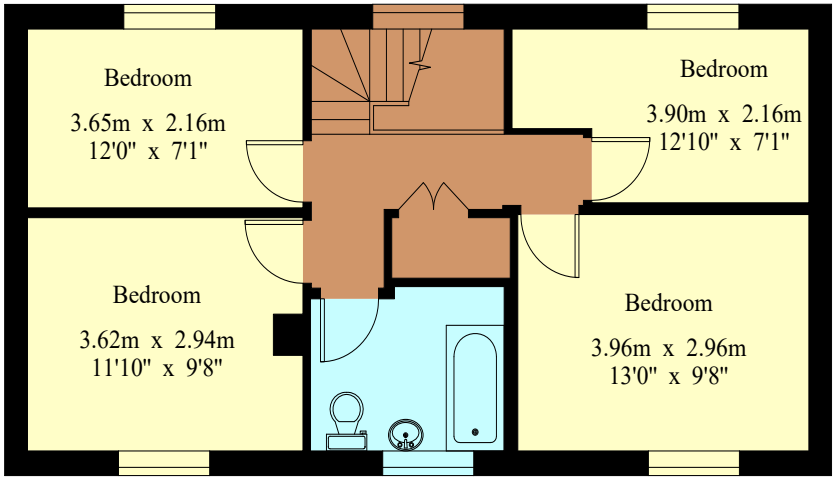


# Chapel Cottage

**Gross Internal Area : 105.3 sq.m (1133 sq.ft.)**




Ground Floor




First Floor

2 4 6 8 10 Feet
1 2 3 Metres

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