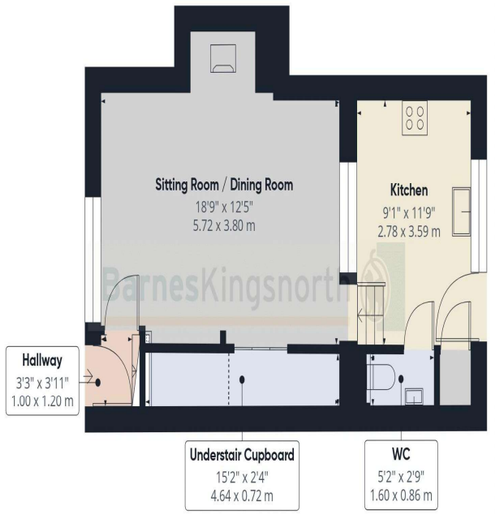
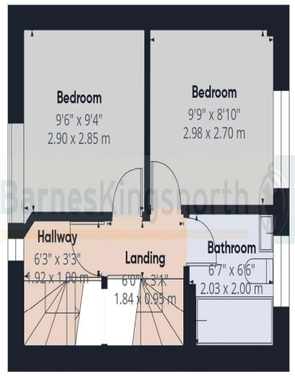
Barnes Kingsnorth offices at:
16 High Street, **Pembury,** Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge,** Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

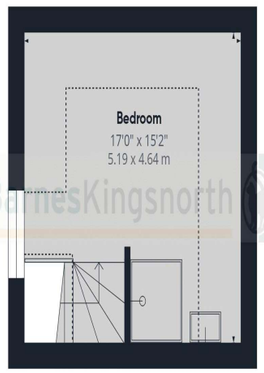
BarnesKingsnorth



Floor 0



Floor 1



Floor 2

Approximate total area(1)
930 ft²
86.4 m²

Reduced headroom
125 ft²
11.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







The Old Workhouse, High Street, Brenchley, Kent, TN12 7NQ

£495,000 Freehold

Viewings strictly by appointment with the agent
Tel: 01892 822880
www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.

1 3 1

THE PROPERTY
Beautifully presented throughout, this charming Grade II* listed home, formerly part of the village workhouse, is situated in the heart of Brenchley and offers a rare opportunity to own a truly distinctive period property. Entering into the welcoming hallway, you are led through to the well-appointed sitting room, where an original brick fireplace creates an attractive focal point. Offering ample space for both seating and dining, this is a wonderful room for relaxing or entertaining. A generous understairs cupboard houses the electric hot water tank while also providing excellent additional storage. Steps lead down into the kitchen, which enjoys views over the rear garden and is fitted with an electric oven and hob, undercounter fridge and freezer, along with a range of storage cupboards and generous worktop space. A further cupboard provides space for a washer/dryer, while the downstairs WC adds everyday convenience. On the first floor are two bright double bedrooms together with the family bathroom, fitted with a shower, WC and wash basin. Occupying the top floor, the principal bedroom is a particularly characterful space, featuring exposed beams, a shower cubicle and wash basin, creating a unique and atmospheric retreat.

OUTSIDE
The property enjoys wraparound gardens to three sides, laid mainly to lawn with a variety of mature planting providing colour and privacy throughout the year. To the rear, a patio area directly outside the kitchen offers the perfect setting for summer dining and barbecues. The property also benefits from two parking spaces which form part of the title, located on the adjoining side road.










THE LOCAL AREA The property is situated within a short walk from the heart of the sought after village of Brenchley, and a short drive from Matfield with its picturesque village green and pond together its local amenities including a renowned butcher as well as public houses, gastro-pub and the Marks and Spencer Simply Food nearby at Kippings Cross. During the summer months, there are regular games of Cricket held on the village green as well as other functions throughout the year. The mainline station of Paddock Wood is within 3 miles with regular commuter services to London in under an hour and a Waitrose supermarket and further shops can also be found here. Nearby Tunbridge Wells (approximately 5.4 miles away) offers more comprehensive shopping facilities with an extensive range of both independent and High Street chains, together with plenty of choice when it comes to eating out. The area is well served for schooling, with Mascalls secondary school nearby in Paddock Wood and a selection of private and grammar schools in the Tunbridge Wells area and the village primary school is approximately 1.2 miles distant towards Brenchley.

ROUTE TO VIEW From our office in the High Street, proceed in an easterly direction and join the A21. At the Kippings Cross Roundabout, turn left signposted to Matfield After passing Matfield Village Green turn right to Brenchley. Continue on this road where the property will be found on the right-hand side, as denoted by our For Sale sign.

AGENT'S NOTE *As there is no mains gas in Brenchley and the surrounding villages, there is oil central heating. The property is GRADE 2* listed home. In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser. Barnes Kingsnorth employ the services of Smartsearch to verify all ID.*

Energy Efficiency Rating: E

Council Tax Band: E

Ref: P1047/62025011/V2/LE