



Lambert & Foster



OLD PALACE

HIGH STREET | BRENCHELY | KENT | TN12 7NL

An exciting opportunity to acquire a beautifully renovated four-bedroom, mid-terrace Grade II listed home, believed to date back to the 15th Century. Full of period charm, the property features leaded-light windows, exposed timber beams and well-presented accommodation arranged over three floors. The property comprises of kitchen, separate sitting/dining room downstairs w/c, four bedrooms and two bathrooms. Externally, there is a private rear garden. Ideally situated in the picturesque village of Brenchley, surrounded by the beautiful Kent countryside, the property is within easy reach of local amenities, with Paddock Wood mainline station approximately three miles away providing links to London and the larger towns of Tunbridge Wells, Tonbridge and Maidstone readily accessible. Nearby attractions include Bewl Water and Scotney Castle, making this an ideal home for those seeking a character property in a peaceful yet well-connected village setting. NO ONWARD CHAIN.

Guide Price £495,000

SHARE OF FREEHOLD





5 OLD PALACE HIGH STREET, BRENCHLEY, KENT, TN12 7NL

- No Onward Chain
- Four-bedroom, two-bathroom mid-terrace Grade II listed property
- Well-presented throughout
- Low maintenance rear garden
- Situated in a popular village location and within walking distance of local amenities
- Short drive to nearby towns for wider transport links and mainline stations to London

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///rainy.pleaser.suppers

TENURE: 1/10 Share of Freehold - Each owner will be granted a share of the company that owns the freehold on completion of the final sale. New leases are to be granted on completion - 999 year lease with a Peppercorn Ground Rent.

SERVICES & UTILITIES:

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

Sewerage: Details **Heating:** Electric

BROADBAND: Standard, Superfast and Ultrafast available

MOBILE COVERAGE: Good Outdoor, Variable In-Home

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

LOCAL AUTHORITY: Tunbridge Wells Borough Council

COUNCIL TAX: Band E **EPC:** E (48)

COVENANTS: Service Charge for 2026 £1,674 per annum

FLOOD & EROSION RISK: Property flood history: None **Rivers and the sea:** Very Low **Surface Water:** Very Low **Reservoirs:** Unlikely **Groundwater:** Unlikely
(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick and timber built under a tiled roof with tiled and weather boarding 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 Digital Market, Competition and Consumers (DMCC) Act 2024, 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. AML search fees will apply.

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

5 Old Palace, High Street, Brenchley, Tonbridge, TN12 7NL

Approximate Area = 1227 sq ft / 113.9 sq m
Limited Use Area(s) = 30 sq ft / 2.7 sq m
Total = 1257 sq ft / 116.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Lambert and Foster Ltd. REF: 1526105