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GATE HOUSE COTTAGES

BRENCHLEY

Located in one of Kents most popular villages is this beautiful three bedroom semi detached grade II listed cottage with an abundance of charm and character with exposed beams, inglenook fireplace with log burner inset. Benefitting from a gated driveway, detached double garage with a mature garden that offers privacy and seclusion. This favourable location is within easy proximity of many amenities there are excellent primary schools in both Brenchley and nearby Horsmonden. Paddock Wood is a short distance away offering direct links into London.

Guide Price £585,000-£600,000

FREEHOLD





2 GATE HOUSE COTTAGES

FAIRMANS LANE | BRENCHLEY | KENT | TN12 7AD

- Grade II Listed
- Gated Driveway
- Detached Double Garage
- Favourable Village Location
- Three Bedrooms
- Established Rear Garden

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:** Electric.

BROADBAND: Available with Standard and Superfast broadband.

MOBILE COVERAGE: Limited.

(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 E. **EPC:** D (68).

COVENANTS: None known.

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

PHYSICAL CHARACTERISTICS: Brick and timber built with timber weatherboarding to the front first floor elevations under a tiled roof.



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.

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

Fairmans Lane, Brenchley, Tonbridge, TN12 7AD

Approximate Area = 860 sq ft / 79.8 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 1204 sq ft / 111.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Lambert and Foster Ltd. REF: 1267297

OFFICES LOCATED AT:

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