



# Lambert & Foster



## TITHE WARD COTTAGES

THREE ELM LANE | GOLDEN GREEN

*This charming 3/4 bedroom semi detached character cottage has been extended to the side and rear retaining lots of the original character. The property is arranged over three floors, and provides versatile living accommodation spanning over 1,650 square feet and benefitting from a workshop/studio /home office, off street parking for two to three vehicles along with a generous front garden laid to lawn and a secluded terraced courtyard garden. While the property presents an excellent opportunity to improve and modernise to suit your tastes, it is offered to the market with the added benefit of NO FORWARD CHAIN.*

Guide Price £650,000

FREEHOLD



## 1 TITHE WARD COTTAGES

THREE ELM LANE | GOLDEN GREEN | TN11 0BN

- A well-proportioned 3/4 bedroom semi-detached cottage set over three floors
- In a semi-rural location located between Tonbridge and East Peckham
- Versatile accommodation spanning over 1,650 square feet
- A generous private front garden and terraced courtyard to the rear
- Driveway providing off-road parking for 2/3 cars and a detached garage/workshop
- Offered to the market with NO FORWARD CHAIN

**VIEWING:** By appointment only.  
**Paddock Wood Office:** 018892 832325.

**TENURE:** Freehold

### **SERVICES & UTILITIES:**

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

**Sewerage:** Mains drainage **Heating:** Oil fired central heating

**BROADBAND:** Standard and Superfast available

**MOBILE COVERAGE:** Limited

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

**LOCAL AUTHORITY:** Tonbridge and Malling

**COUNCIL TAX:** Band F **EPC:** D (64)

**COVENANTS:** None known

**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](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under a tiled roof.



## LOCATION

The property is ideally located in the picturesque Kent countryside, with easy access to both Hadlow and East Peckham. These nearby villages offer a variety of local shopping options, including bakeries, pharmacies, pubs, restaurants, and general stores. A short drive away is the vibrant town of Tonbridge, which boasts a mainline train station with direct services to London Bridge, Charing Cross, and Cannon Street. Tonbridge also offers excellent schools and a broad selection of shops and amenities. To the north-west lies Sevenoaks, while Tunbridge Wells is just a short drive to the west.

The area has a wealth of good local schools, both Primary and Secondary, including Grammar Schools at Tonbridge, Tunbridge Wells and Maidstone as well as plentiful sporting opportunities and local amenities.

**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.

## FLOORPLANS

[www.lambertandfoster.co.uk](http://www.lambertandfoster.co.uk)

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



**GARAGE**  
APPROX FLOOR AREA  
114 SQ. FT.  
(13.34 SQ.M)

**GROUND FLOOR**  
APPROX FLOOR AREA  
780 SQ. FT.  
(72.50 SQ.M)

**FIRST FLOOR**  
APPROX FLOOR AREA  
554 SQ. FT.  
(51.50 SQ.M)

**SECOND FLOOR**  
APPROX FLOOR AREA  
325 SQ. FT.  
(30.20 SQ.M)

**TOTAL APPROX FLOOR AREA 1803 SQ.FT. (167.54 SQ.M)**

### OFFICES LOCATED AT:

**PADDOCK WOOD, KENT**  
Tel. 01892 832 325  
77 Commercial Road,  
Paddock Wood, Kent TN12 6DS

**WADHURST, EAST SUSSEX**  
Tel. 01435 873 999  
Helix House, High Street  
Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**  
Tel. 01303 814 444  
Hillhurst Farm, Stone St,  
Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**  
Tel. 01580 712 888  
Weald Office, 39 High Street  
Cranbrook, Kent TN17 3DN

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