



4 Heathleigh Cottages

Maidstone Road, Horsmonden, Kent, TN12 8JL

Batcheller
Monkhouse

Our Corner of England

4 Heathleigh Cottages

A very pretty Victorian cottage with well presented extended accommodation in the heart of this popular village. The property benefits from two double bedrooms, a modern bathroom and separate shower room. There is an enclosed west facing garden and off street parking.

Ground Floor

- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Shower Room
- Rear Lobby

First Floor

- 2 Bedrooms
- Bathroom

Outside

- Off Road Parking
- Enclosed Rear Garden



DESCRIPTION

4 Heathleigh Cottages is an attractive Victorian end of terrace cottage a quarter of a mile from the village centre and Green. The property provides light and airy accommodation extended to the rear, with an excellent family kitchen, dining/study area and shower room.

The main features of the property include:

- Side entrance door to the **rear lobby** with a **shower room** to one side and an opening through to an adaptable **dining/study area** with a skylight and double doors opening to the garden.
- **Kitchen/breakfast room** is an excellent open plan space with oak working surfaces, a range of base and wall cupboards, range cooker, integrated dishwasher, space for fridge/freezer, adjoining cupboards in understairs recess, tiled flooring, provision for washing machine and a window to the side.
- **Sitting room** has a feature exposed brick fireplace with inset wood burning stove, display cupboards to chimney recesses with display shelving over, window and door to the front.
- First floor **main bedroom** with an excellent range of integrated wardrobe cupboards with sliding doors and window to the front.
- **Second double bedroom** with a window to the side.
- **Main bathroom** with panelled bath, WC, wash basin, tiled walls and window to the rear.

OUTSIDE

The front garden has a picket fence, brick paved pathway, shrub and flower borders and off road parking. There is a gate to the rear enclosed garden with an area of lawn, paved terrace and timber fencing.

AMENITIES

Local: 4 Heathleigh Cottages is 0.25 of a mile from the popular Horsmonden village centre with a range of amenities including the award winning Heath Stores, pharmacy, hairdressers, doctors surgery, church, sports ground, village hall, pubs, cricket and tennis clubs. The primary school is also close at hand.

Towns: For more comprehensive amenities and shops, Paddock Wood (4 miles), Tunbridge Wells (10 miles), Maidstone (13 miles).



Transport: Paddock Wood station (4 miles) and Tunbridge Wells station (10 miles) with services to London. A21 (3.2 miles) connecting to local motorway networks.

Schools: Horsmonden Primary School. Cranbrook School catchment area. Bethany School. Benenden School. Marlborough House. St Ronans.

Leisure: Bedgbury Pinetum (6.1 miles) and Bewl Water (5.5 miles). Horsmonden Cricket Club. Horsmonden Tennis Club.

DIRECTIONS

From the village centre, at the crossroads, head north onto the Maidstone Road where the property will be found after 0.25 of a mile on the left hand side on the corner of Gibbett Lane.

Additional Information

Local Authority: Tunbridge Wells 01892 526121 www.tunbridgewells.gov.uk

Services (not checked or tested): Mains electricity, water and drainage. Oil fired central heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number K293586

EPC: D

Council Tax Band: C

Note: In accordance with the Estate Agents Act 1979, please note the vendor of this property is related to a member of staff of Batcheller Monkhouse.

GUIDE PRICE £385,000

Viewings

For an appointment to view please contact our Tunbridge Wells Office, telephone 01892 512020

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

Batcheller Monkhouse gives notice that:

1. These particulars including text, photographs and any plans are for the guidance of prospective purchasers only and should not be relied upon as statements of fact;

2. The particulars do not constitute any part of a Contract;

3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

Heathleigh Cottages, Maidstone Road, Horsmonden, Tonbridge, TN12 8JL

Approximate Area = 714 sq ft / 66 sq m

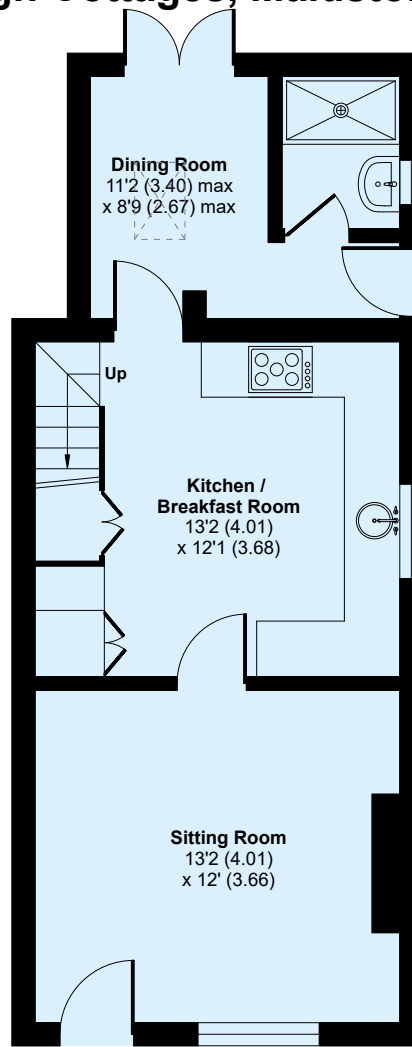
Limited Use Area(s) = 30 sq ft / 3 sq m

Total = 744 sq ft / 69 sq m

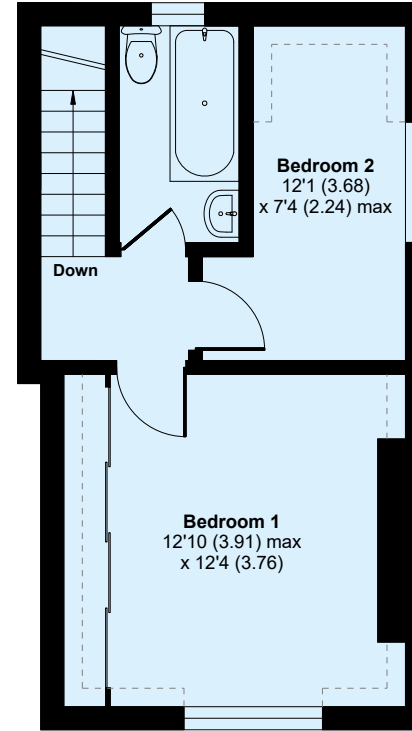
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Batcheller Monkhouse. REF: 842215