



7 Moorden Cottages Station Hill, Chiddingstone Causeway, Tonbridge, TN11 8JB

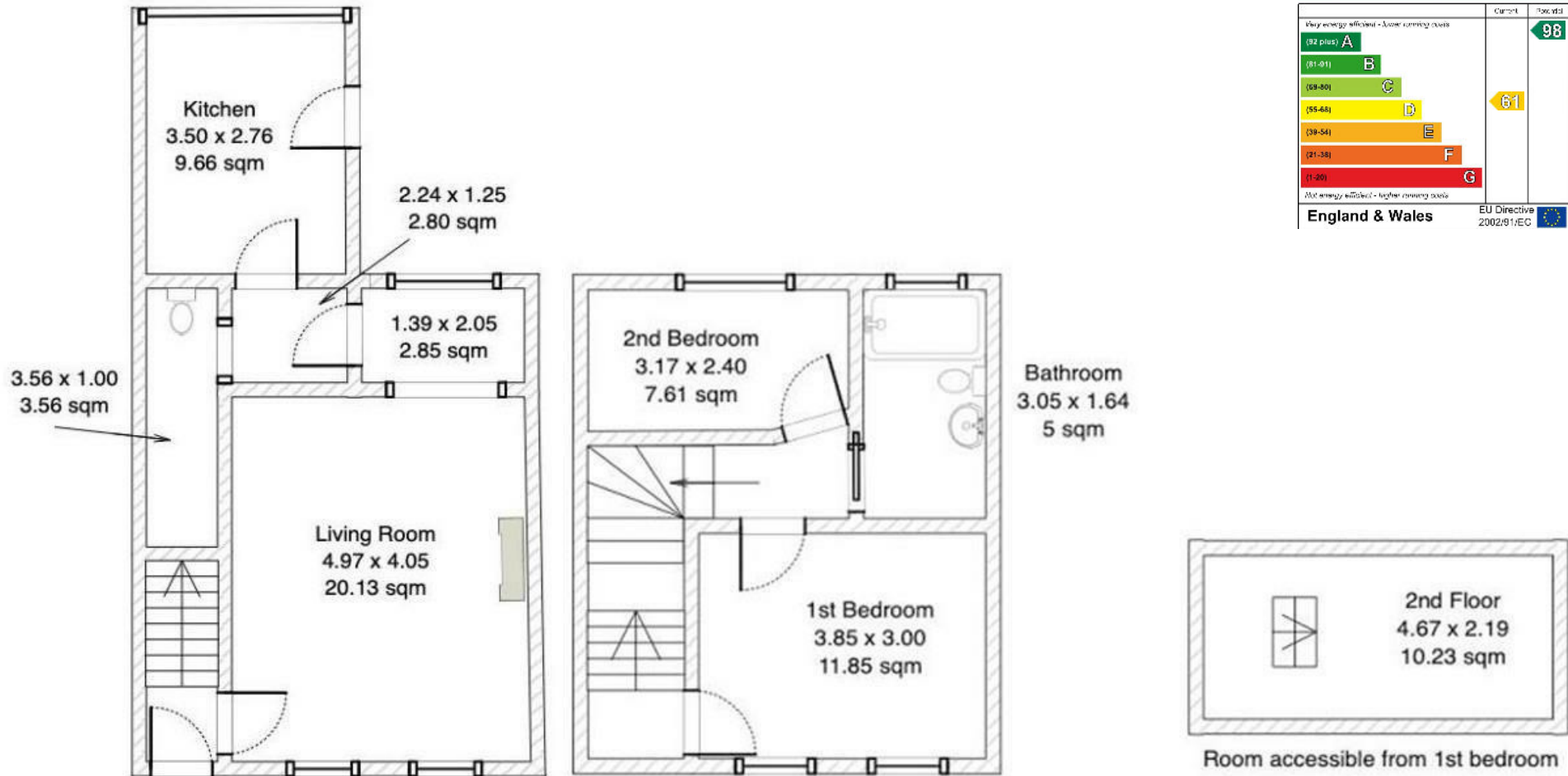
Offers in excess of £350,000

Jack Charles  
Estate Agents

Sales & Lettings

- Terraced Cottage
- Living Room/Diner
- Cloakroom
- Air Heat Source Pump & Renewable Energy Source Under Floor Heating
- Two Bedrooms & Attic Room
- Fitted Kitchen Views Onto Garden
- Good Sized Gardens
- First Floor Bathroom
- Lapsed Planning To Extend
- Semi Rural Location With Views

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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## To Be Sold

Jack Charles are delighted to offer for sale this wonderful 2 bedroom cottage situated in an elevated position backing on to farm land in the semi rural hamlet of Chiddingstone Causeway. The property is well presented and has the unique benefit of a renewable energy air source heat pump. There is also lapsed planning permission for a 15 sqm rear single storey extension to allow the opportunity for a south facing kitchen/kitchen diner to be installed. Internally the living room is a generous size with engineered oak flooring, wood burner and double glazing. The kitchen has double glazed windows to the rear and a door to the side leading out to the rear garden. There are a range of units with space and plumbing for washing machine and dishwasher, sink unit drainer and cooker. A Cloakroom / WC completes the ground floor.

To the first floor there are two bedrooms both with with fantastic views and a family bathroom which has been recently renovated with a large deep full sized bath, new wash basin, WC, power shower and towel heater with frosted double glazed windows to the rear of the property.

The loft space is accessible by stairs from the master bedroom and provides a very spacious 10.23 sqm space which is extremely useable.

Outside the rear Garden is a good sized in length with a large shed at the rear and to the front there is also a good sized garden with ample privacy.

Viewings are recommended.

## Location

Station Hill is a prominent location in Chiddingstone Causeway with only a 10 minute walk to Penshurst Train Station. Chiddingstone Causeway is located in the Kent countryside and surrounded by open farm land and plenty of walks.

The village boasts a mainline railway station with a direct line to London Victoria Station, links from Hildenborough Station to London Canon Street and Charing Cross. It is very easy to commute to Gatwick Airport with only one change at Redhill. Nearby is Chiddingstone Village, Hever Castle, Penshurst Place with its popular tea rooms and farmers market and many National Trust attractions, numerous delightful pubs, and good local facilities. For more extensive shopping, it is but a short drive to Tonbridge, Edenbridge, Sevenoaks and Tunbridge Wells, or to Bluewater Shopping Centre. Several prestigious golf clubs and a selection of fine schools add to the attraction of this location.

Chiddingstone Causeway has a local post office, shop and an award winning pub in the village.





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