



Stable Cottage Knotley Hall, Chiddingstone Causeway, Tonbridge, TN11 8JH.

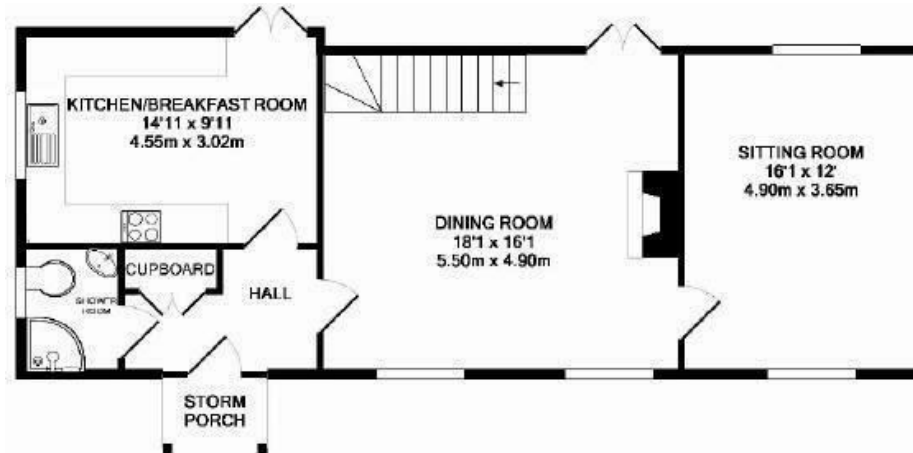
Guide Price £750,000 - £800,000

Jack Charles  
Estate Agents

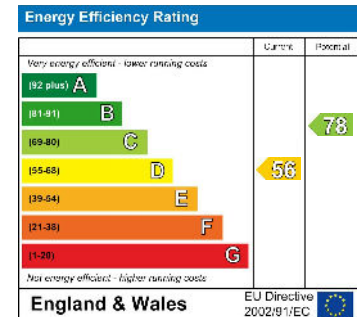
Sales & Lettings

- Guide Price £750,000 - £800,000
- Kitchen / Dining Room
- Private Gardens Plus Communal Grounds
- Stable Conversion
- Four Bedrooms
- Duel Aspect Living Room
- Garage & Parking
- Two Bathrooms
- Large Dining Room
- Semi Rural Location

**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.



STABLE COTTAGE KNOTLEY HALL, CHIDDINGSTONE CAUSEWAY, TONBRIDGE, TN11 8JH  
TOTAL APPROX. FLOOR AREA 1510 SQ. FT. (140.5 SQ. M.)



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## To Be Sold

Jack Charles are delighted to offer for sale this charming attached character home which forms part of the small country estate of Knotley Hall. The property is situated a semi rural location on the outskirts of the popular village of Leigh.

Internally Stable Cottage comprises entrance hall with doors to a shower room, kitchen/breakfast room and the dining room which has stairs to the first floor and a door to a lovely dual aspect sitting room with a central double sided fireplace with wood burning stove. There is a modern country style fitted kitchen / breakfast room with doors leading out to the garden and To the first floor there are 4 bedrooms and a family bathroom, the master bedroom.

Outside the gardens surround the property, to the front the garden has an open plan area of lawn with shrubs and trees, paved pathway leading to the side and front doors. There are double wrought iron gates to the rear garden and block paved driveway and a detached garage with two wooden doors, power and light, there is a utility area to the rear with space and plumbing for washing machine and tumble dryer. The rear garden is laid to lawn with herbaceous borders.

A super addition to the outside space is a stunning and very large separate partially walled garden mainly laid to lawn. The property is part of Knotley Hall which has communal gardens and a tennis court and children's play area.

Viewings are recommended.

## Chiddingstone

Chiddingstone Causeway village provides a local store, church and post office together with The Little Brown Jug Public House and the extremely convenient local Penshurst railway station (Tonbridge/Redhill Line). The newly built village hall provides activities ranging from a live music club to martial arts and dance groups. It is also within the catchment area of the popular Chiddingstone Primary School, rated as excellent by Ofsted. Mainline stations to London may be found at Hildenborough and Edenbridge, whilst a wider range of shopping, educational and recreational facilities can be found at Sevenoaks and Tonbridge. The A21 by-pass linking to the M25 motorway network, London, the South coast and major airports is only four miles away. The property is surrounded by beautiful countryside, and the National Trust village of Chiddingstone is nearby together with Leigh village, Hever Castle and Penshurst Place, all well known tourist attractions.





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**Sales & Lettings**

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