

4 Wightwicks Cottages Back Lane, Shipbourne, Tonbridge, TN11 9PR.

Offers in excess of £250,000

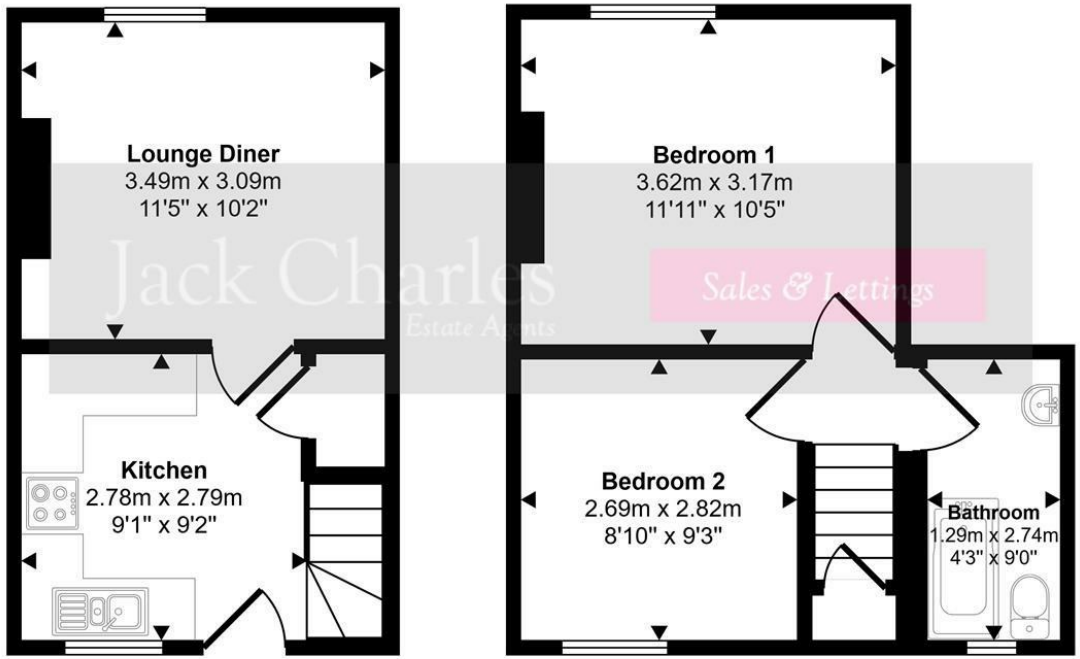
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- Attractive end-of-terrace cottage
- Two bedrooms
- Sitting Room
- Kitchen and first-floor bathroom
- Lovely garden with established planting
- Detached brick outbuilding with potential
- Requires modernisation and structural remedial works
- Underpinning believed to be required
- Cash buyers only

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.

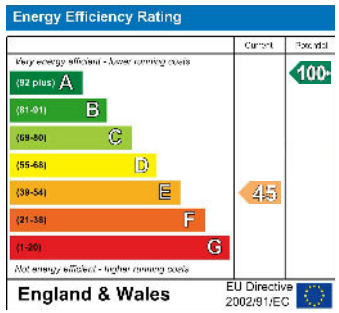
Approx Gross Internal Area
48 sq m / 514 sq ft



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Ground Floor
Approx 21 sq m / 228 sq ft

First Floor
Approx 27 sq m / 286 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this attractive two-bedroom end-of-terrace cottage, enjoying a delightful setting with a lovely garden and a detached brick outbuilding. Requiring modernisation and structural remedial works, the property presents an exciting opportunity for buyers looking to restore and improve a home with plenty of character.

The accommodation comprises a kitchen fitted with a range of wall and base units, together with a separate sitting/dining room featuring a fireplace recess and fitted shelving. Upstairs, the landing provides access to two bedrooms and a bathroom fitted with a bath, wash basin and WC.

Outside, the garden provides an attractive setting, with lawn, established planting and picket fencing. The detached brick outbuilding is a particularly appealing feature, offering useful storage and potential for alternative uses, subject to any necessary consents. It also has Planning Permission Granted for off road parking for two cars.

Agent's note

The property is available to cash buyers only. It has experienced structural problems, and we believe underpinning is required. Prospective purchasers should obtain independent specialist advice to establish the extent of the remedial works necessary.

Location

The property is situated in the very sought after village of Shipbourne, close to Plaxtol which offers a range of amenities including a general store, post office, public house, church, recreation ground and a primary school.

Comprehensive Shopping: Tonbridge (5.6 miles), Sevenoaks (7 miles), and Bluewater (20 miles).

Mainline Rail Services: Sevenoaks to Charing Cross/London Bridge/Cannon Street/Waterloo East (7.4 miles). Borough Green (4 miles) to London Victoria.

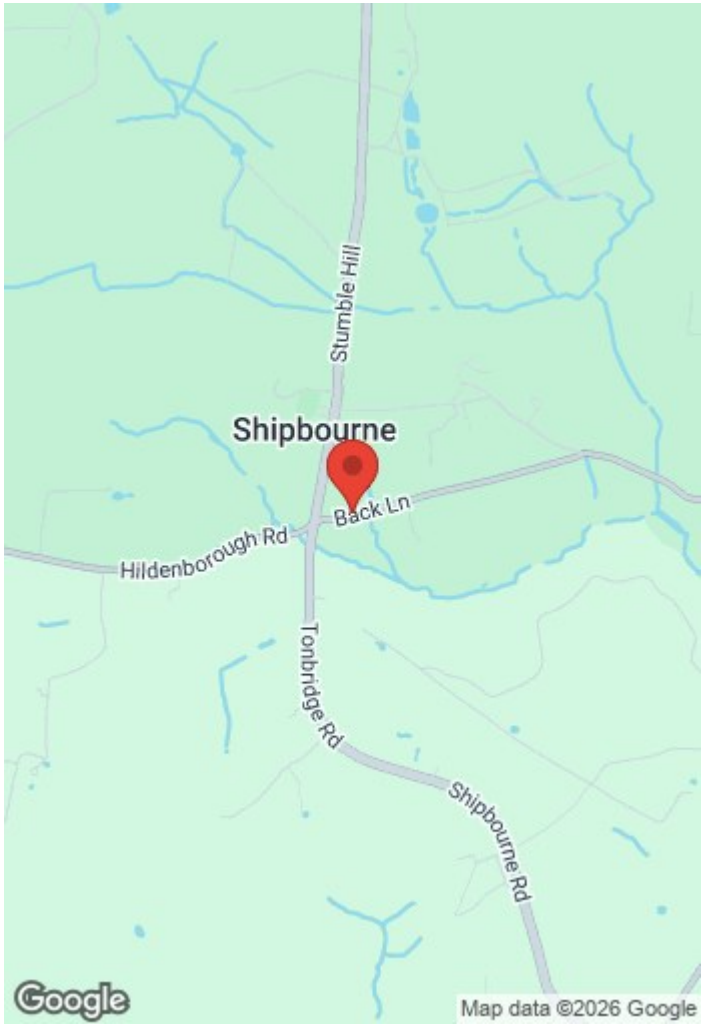
Primary Schools: Ightham, Plaxtol & Shipbourne.

State Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall
Secondary Schools. Sevenoaks, Solefields and New Beacon

Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Plaxtol Council 'Environmental Picnic Field' and dog walking field in the village. Wildernesse Golf Club and Knole Golf Club in Sevenoaks, and Nizels Golf & Leisure Centre in Hildenborough. Sevenoaks Leisure Centre.

















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