



An attractive detached period cottage in a rural setting

New Barn Road, Hawkenbury, Tonbridge, Kent, TN12 0ED

OIRO: £685,000 Freehold



Entrance Hall • Sitting Room • Kitchen / Dining Room / Snug
• Conservatory • Three Bedrooms • Bathroom and Shower
Rooms • Study • Mature Garden • Terrace • Pond • Two Sheds
• Greenhouse • Carport • No onward chain

Local Information

Staplehurst (2.3 miles) and Headcorn (2 miles) have shops catering for everyday needs including a butcher, grocery, chemist and post office. Both villages also have a Sainsbury's supermarket. More extensive shopping can be found in Cranbrook, Ashford, Tenterden and Tunbridge Wells.

Mainline rail services: to London Charing Cross and Cannon Street can be found at Staplehurst and Headcorn stations (about 2.5 miles and 2.4 miles respectively). Eurostar trains are available from Ashford International (16.6 miles) with a high speed train service from Ashford to London St Pancras in about 37 minutes.

Education: There is an excellent selection of schools in the area in both the state and private sectors at primary and secondary levels.

Motorway links: The M25 via the A21 can be accessed at J5 and the M20 via J8 both providing links to Gatwick and Heathrow airport and other motorway networks and channel tunnel terminus.

About this property

South Farthing is an attractive character cottage in a pretty rural setting triangulated between the villages of Staplehurst, Sutton Valence and Headcorn.

Having been extended over the years by the present owners, the ground floor comprises; an entrance hall, 22' sitting room with wood burning stove, kitchen / dining room / snug with wood burning stove, conservatory with French doors to the garden and bathroom. The first floor accommodation extends to three bedrooms, a study and shower room.

Outside a very pretty garden is mainly set to lawn with mature fruit trees, an ornamental pond, patio off the conservatory and a gravelled area to one side - ideal for an al fresco drink.

The house is brick built with white weather boarding to the first floor elevations and is set back from the road along a drive owned by the neighbouring property over which one enjoys a vehicular right of way. A covered car port extends from the side of the house over the parking area. Two sheds and a greenhouse complete the external arrangements. Heating is a mixture of oil-fired boiler with some electric radiators.

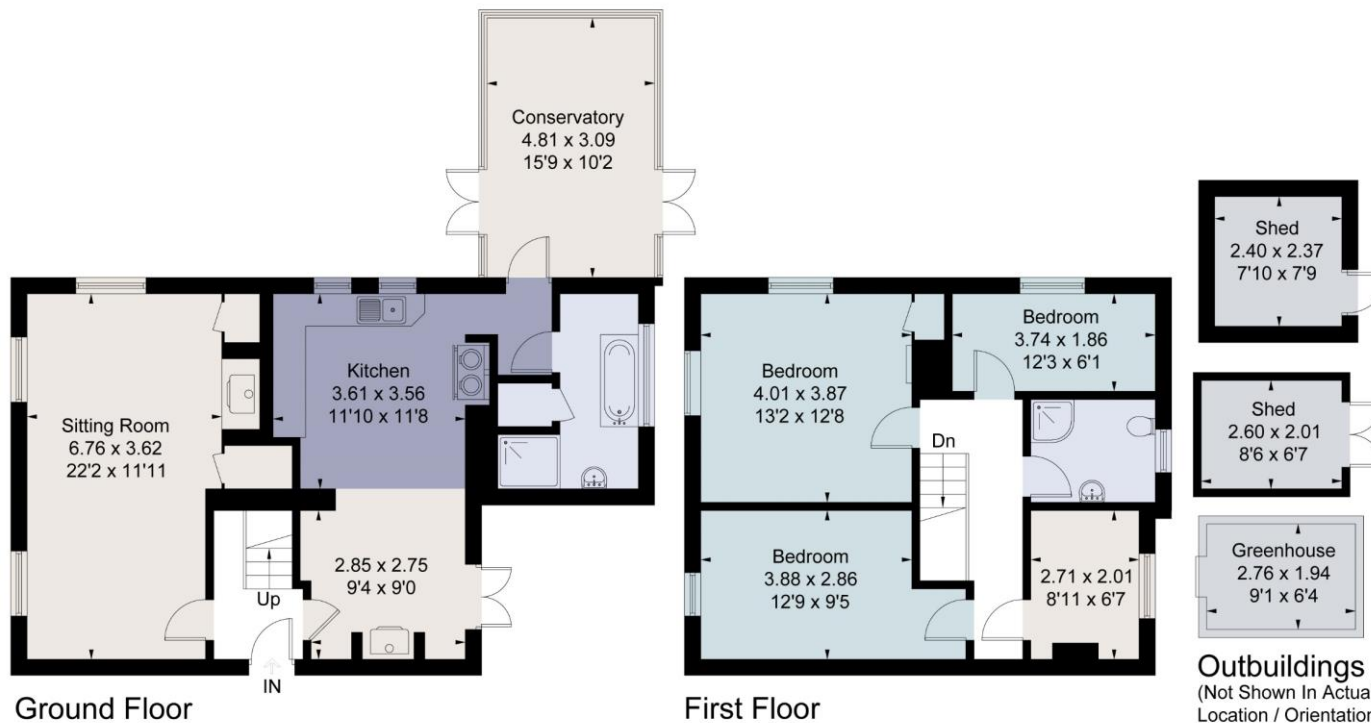
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Cranbrook Office. Telephone: +44 (0) 1580 720 161.





Approximate Area = 137.7 sq m / 1482 sq ft
Garage = 16.1 sq m / 173 sq ft
Total = 153.8 sq m / 1655 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	40	82
England, Scotland & Wales	EU Directive 2002/91/EC	

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