



# An attractive listed cottage set in a charming hamlet

**Bartons Cottages, Long Mill Lane, Dunks Green, Tonbridge, TN11**

£1,450 pcm plus fees apply, Unfurnished  
Available from 14.01.2022





- Charming cottage home • Well presented throughout
- Grade II listed • Picturesque countryside views • Rear garden backs onto farmland • Popular hamlet location

#### About this property

This charming Grade II listed home has been lovingly decorated to provide light and well presented accommodation throughout.

The open plan sitting/dining room provides a light and spacious area for both everyday living and entertaining. It has a brick surround fireplace with a wood burner and an outlook across the front garden.

The country style kitchen is fitted with a comprehensive range of wall and base cupboards, with butcher block countertops, and a selection of appliances. A glazed door leads through to the rear corridor proving access to the ground floor W.C, and rear garden.

There are two bedrooms arranged over the first floor, of which the principle bedroom includes built in wardrobes.

The well appointed and modern bathroom comprises a fitted bath with shower attachment vanity with wash basin, heated towel rail and W.C.

The property is approached via a pedestrian gate opening to the front garden with a shed and steps down to a footpath leading to the front entrance, flanked with herbaceous beds and shrubs.

The enclosed rear courtyard garden lends itself for al fresco dining and enjoys a superb outlook over farmland and countryside beyond.

#### Furnishing

Unfurnished

#### Local Authority

Tonbridge and Malling Borough Council  
Council Tax Band = C

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.

Telephone: +44 (0) 1732 789 760.







### Local Information

Bartons Cottages is set within the hamlet of Dunks Green which is in the parish of the popular village of Plaxtol, designated as an area of Outstanding Natural Beauty.

Local Shopping: Plaxtol.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater Shopping Centre.

Mainline Rail Services: Hildenborough and Sevenoaks to London Bridge/Cannon Street/Charing Cross. Borough Green to London Victoria.

Primary Schools: Plaxtol and Shipbourne.

Secondary Schools: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge. Knole Academy, Weald of Kent Grammar and Trinity Secondary Schools in Sevenoaks.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. The Schools at Sommerhill in Tonbridge. The Granville, Sevenoaks, Walthamstow Hall, Solefields and New Beacon Prep Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House School in Sundridge.

Leisure Facilities: Bridle paths and walks in the local area. Wildernesse Golf Club in Seal, Knole Golf Club in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks Leisure Centre, The Angel in Tonbridge and The Retreat in Borough Green.

Motorway Links: The M20 at Wrotham Heath gives access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.



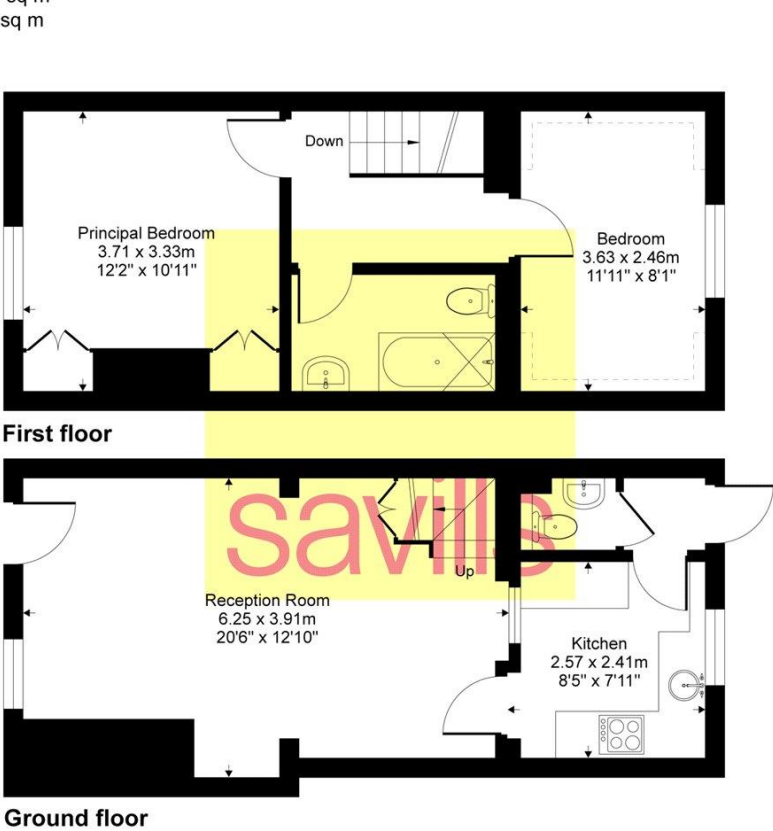
Bartons Cottages, Long Mill Lane, Dunks Green, Tonbridge, TN11  
Gross Internal Area 711 sq ft, 66.1 m<sup>2</sup>

Danielle Hardy  
Sevenoaks Lettings  
**+44 (0) 1732 789 760**  
danielle.hardy@savills.com

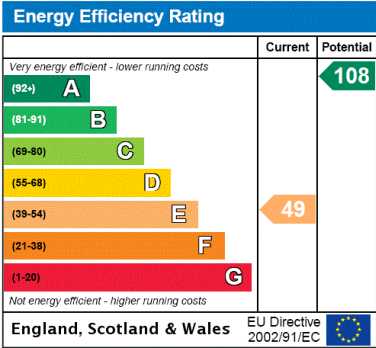
Dunks Green, Tonbridge, TN1

Approximate Area = 700 sq ft / 65 sq m  
Limited Use Area(s) = 11 sq ft / 1 sq m  
Total = 711 sq ft / 66 sq m  
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Savills (UK) Limited. REF: 789554



**Important notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
Hard copy available on request. . 20211220MEHE

