



Rare opportunity in idyllic countryside setting

Meadow Croft, Furnace Lane, Brenchley, Kent TN12

Freehold



Idyllic rural position • Rare and exciting opportunity for improvement (STPP) • House • Barn • Stables • Further outbuildings • Land and paddocks of 3.2 acres • Within 2 miles of two popular villages • London mainline about 3.6 miles • Tunbridge Wells about 9 miles • EPC rating: E

Local information

Meadow Croft is set on a country lane running through undulating Kentish countryside to the east of the village of Brenchley and connecting Castle Hill, on the ridgeline of the High Weald, with the village of Horsmonden to the South.

Furnace Lane provides direct access to Horsmonden (about 1 mile), with its primary school, public house, chemist shop, Doctors' surgery and popular village stores. Brenchley itself lies about 1.6 miles by road to the east and is a very attractive and award-winning village with a church, cafe, post office, butcher and pub, in addition to a primary school and a Doctors' and Dentists' surgeries.

Tunbridge Wells (under 9 miles) offers a wide range of facilities and amenities, including extensive schooling options. Paddock Wood (about 3.5 miles via an attractive country route) has the closest mainline railway station with a regular low-stop-ping service to London, a Waitrose supermarket, plenty of smaller town amenities and Mascalls Academy (for secondary-level education).

Road access is convenient for Maidstone via Paddock Wood (about 3.6 miles via an attractive country route) and the A21 (within 4.5 miles at Kippings Cross) provides a direct link to the M25 (16 miles further north) and the national motorway network.

About Meadow Croft

Nestling within this fine area of countryside is Meadow Croft, a small homestead consisting of a three bedroom single storey house, a two storey barn a stable block, two mobile homes and other outbuildings and sheds related to the property's previous use as boarding kennels.

In the same ownership for fifty years until recently, the setting of this 3.2 acre property is of particular interest, with far-reaching views of the surrounding countryside and no immediate neighbours.

The opportunities presented by this rarely available property are many, subject to all necessary permissions being granted. Interest is expected to be high from anyone looking for an exciting project in such a delightful and well-connected semi-rural location.

Agent's Note: 'Buyers must make their own enquiries, in conjunction with their solicitor and planning consultant, over planning status and potential future use.'

Local authority

Tunbridge Wells Borough Council

Viewing

Strictly by appointment with Savills





Meadow Croft, Brenchley

Gross internal area (approx) 151.7 sq m/1633 sq ft

Barn 154.1 sq m/1659 sq ft

Kennels 30.8 sq m/332 sq ft

Total 336.6 sq m/3623 sq ft



savills

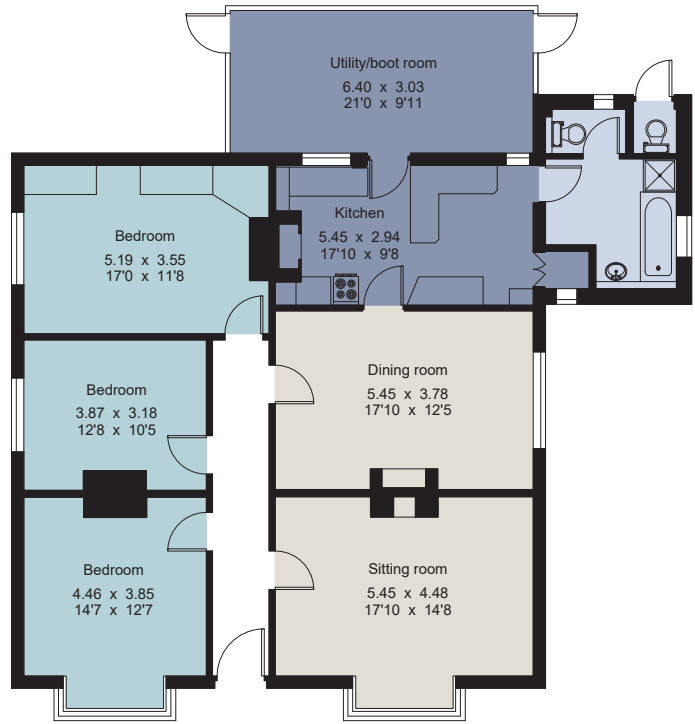
savills.co.uk

Becky Card

Savills Tunbridge Wells

01892 507000

tunbridgewells@savills.com

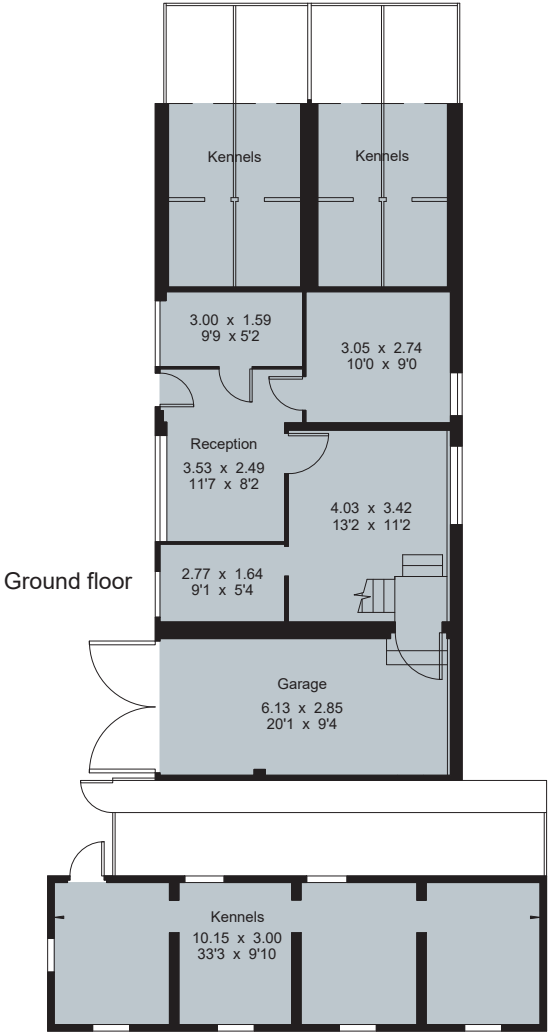


Ground floor

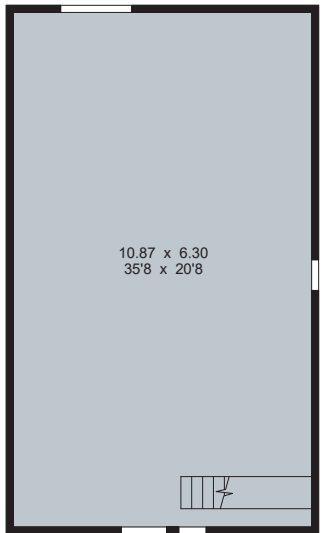
For identification only - Not to scale

© Trueplan (UK) Limited

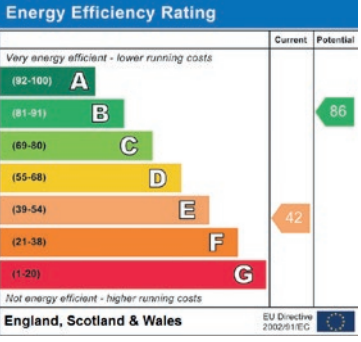
For identification only. Not to scale. © 01.04.2020 (PH)



Ground floor



First Floor



Important notice Savills, its 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, photographs 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. Purchasers must satisfy themselves by inspection or otherwise. Brochure by Trueplan (UK) Ltd