



# Delightful semi-detached Kentish country cottage

**Curtis Cottage, Tong Road, Brenchley TN12**

Freehold





Delightful and extended semi-detached cottage • Four bedrooms • Lawned garden and wrap-around terrace • Set in country location, surrounded by popular villages • Mainline station about 4.4 miles • EPC rating: D

#### Local information

Curtis Cottage is set on a country lane that runs through delightful Kentish countryside from the award-winning village of Brencley towards Lamberhurst and Goudhurst to the south.

Nearby villages, including Matfield, Brencley and Horsmonden, offer primary schools, restaurant, public houses and other local services such as village shops and post offices, doctors and dentist surgeries between them.

Tunbridge Wells (under 7 miles) offers a wide range of facilities and amenities, including extensive schooling options. Paddock Wood (about 4.4 miles via an attractive country route) has the closest mainline railway station with a regular low-stopping service to London, a Waitrose supermarket, plenty of smaller town amenities and Mascalls Academy (for secondary-level education).

Road access is convenient for Maidstone, about 15 miles, (via Paddock Wood) and the A21 (within 2.8 miles at Kippings Cross) provides a direct link to Tunbridge Wells (about 7 miles), Tonbridge and Sevenoaks and to the M25 further north.

#### About Curtis Cottage

Curtis Cottage is the larger of a pair of attractive rural cottages built on the cusp of the Victorian and Edwardian eras. Constructed of warm local brick and tile hung in the distinctive style of this sought-after area of Kentish

countryside, this property is full of light and is nestled into the surrounding farmland, paddocks and apple orchards.

The house offers a welcoming ambience and is well-presented throughout with contemporary styling to complement the charming period character and features.

Downstairs, a generously sized kitchen/breakfast room and a family room open onto the rear patio overlooking the west-facing garden, joined by a cloakroom and delightful snug sitting room.

Upstairs, four delightful bedrooms and a family bathroom look out to the front, side and rear of the house.

Curtis Cottage's driveway sweeps around the edge of the property from Tong Road to the rear of garden where parking is available. There is a field gate onto a track that provides an alternative entrance or exit to the road for Curtis Cottage. Curtis Stables, a neighbouring property, will have a right of way for access from Tong Road over a section of Curtis Cottage's driveway.

#### Tenure

Freehold

#### Local authority

Tunbridge Wells Borough Council

#### Energy Performance

The full EPC is available upon request.

#### Viewing

Strictly by appointment with Savills.







Curtis Cottage  
Tong Road  
Brenchley TN12

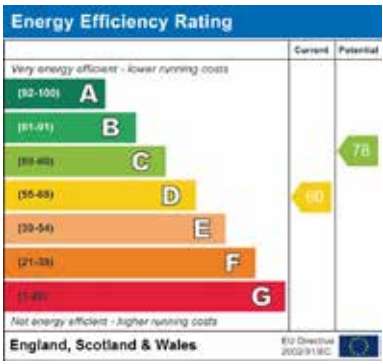
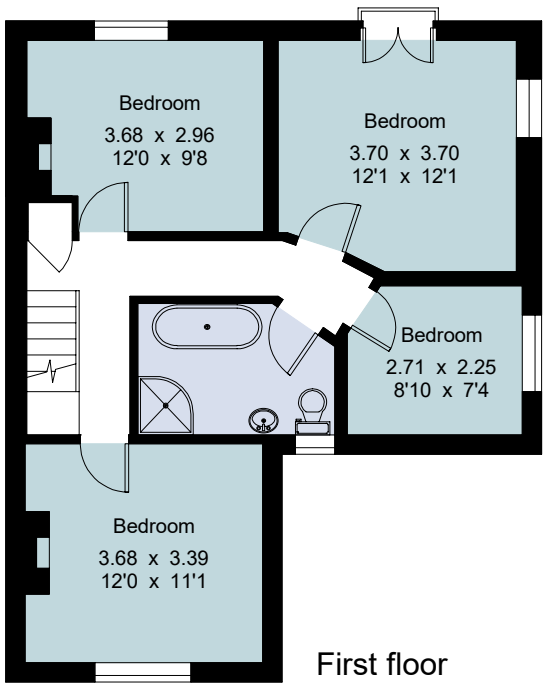
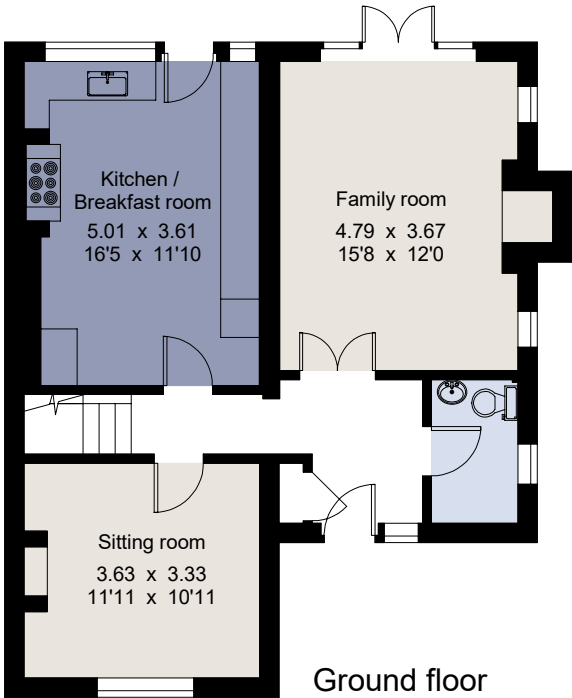
Gross internal area (approx) 123.6 m<sup>2</sup> / 1,330 ft<sup>2</sup>



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