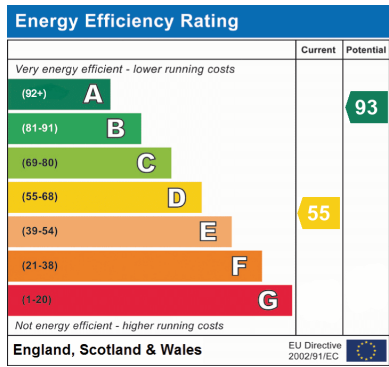


Approx. Gross Internal Area 547 ft² ... 50.8 m²



3 PROSPECT COTTAGES LONG BARN ROAD, WEALD, SEVENOAKS, KENT TN14 6NH

A delightful two bedroom period cottage set in the heart of the popular village of Weald on the outskirts of Sevenoaks. There is a great blend of character with contemporary modern day style and convenience. There is a rural sense combined with community and the pretty courtyard garden has an enjoyable aspect over the allotments to rear. The added surprise is an additional garden.

- 2 bedrooms ■ Lounge with fireplace ■ Double glazing ■ Contemporary style fitted kitchen ■ Sought after village location ■
Courtyard garden plus seperate private plot ■ Electric Storage Heaters ■ Attractive first floor Jack and Jill bathroom ■ Lovely rural aspect

PRICE: £399,950 FREEHOLD

SITUATION

The village of Weald is in the heart of the Kent Downs Area of Outstanding Natural Beauty and has an excellent primary school, church, restaurant and public house. Sevenoaks is about 3 miles distant with its wide range of shops, restaurants, main library, swimming/leisure centre and cinema/theatre complex. Sevenoaks mainline railway station to London has services on the Charing Cross/Cannon Street/Victoria line with peak hour fast services to London taking approximately half an hour. Hildenborough railway station for trains on the Charing Cross line is about 3 miles away. The village is about 2 miles from the A21 providing easy access south to Tonbridge and Tunbridge Wells and north to the M20/M25 for ease of access through to Gatwick and Heathrow airports, the Dartford tunnel and Ebbsfleet international. There are Grammar Schools for girls and boys at Tonbridge and Tunbridge Wells as well as Weald of Kent Grammar, and Tunbridge Wells Boys Grammar annexes in Sevenoaks.

DIRECTIONS

From Sevenoaks high street proceed south on High St/A225 Continue to follow A225 for 2.4 miles. At Morleys Roundabout, take the 3rd exit onto Morleys Rd and proceed for 3.3 miles. Continue straight onto Windmill Rd for 3.5 miles and onto Long Barn Rd. 3 Prospect Cottages can be found on your left.

LOUNGE



3.70m x 3.33m (12' 2" x 10' 11") Front door in to the lounge, double glazed window to front, wood surround fireplace, storage heater, wooden flooring open to kitchen.

KITCHEN



12' 2" x 10' 10" (3.71m x 3.30m) Fitted with attractive high gloss wall and base units, single bowl single drainer composite sink unit, Zanussi double oven, Zanussi induction hob, extractor fan, corner carousel unit, pan drawers, space and plumbed for washing machine, tiled floor, double glazed door and window to rear, stairs to first floor.

BEDROOM 1



3.69m x 3.36m (12' 1" x 11' 0") Good size double bedroom with cast iron fireplace, storage heater, double glazed window to front, wooden flooring, door in to Jack & Jill bathroom.

BEDROOM 2



2.50m x 2.06m (8' 2" x 6' 9") Currently used as an office, double glazed window to rear, storage heater.

BATHROOM



10' 9" x 5' 0" (3.28m x 1.52m) White suite comprising panelled bath, low level W.C., pedestal wash hand basin, part tiled and part wood panelled walls, opaque double glazed window to rear, airing cupboard.

OUTSIDE



There is on street parking, a small front garden and a rear patio area looking out on to allotments. There is also a pretty cottage garden of circa 40ft long belonging to the cottage a little further down from the property. This offers potential for outbuilding, garage or just off street parking.

COUNCIL TAX BAND D