



Littleworth, Brenchley, Kent





Littleworth, Crook Road, Brenchley, Kent

An attractive single storey residence which provides flexible family accommodation with wonderful views over the surrounding countryside. The property benefits from a detached double garage as well as beautiful gardens with a large terrace, shepherds hut, summer house and greenhouse.

Brenchley village 0.9 miles. Paddock Wood mainline station 2.8 miles (London Bridge from 41 minutes). A21 (Kipping's Cross) 3.5 miles. Tunbridge Wells 8 miles. Tonbridge station 8.5 miles (London Bridge from 32 minutes). Maidstone 12 miles. Sevenoaks 16.5 miles. M25(J5) 19 miles. Rye 24 miles. Gatwick airport 31 miles. London 44 miles.
(All times and distances approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council tax band: D

Services: Mains water and electricity. Oil-fired heating. Mains drainage.





Flexible family accommodation with beautiful gardens and views over the surrounding countryside.

The Property

Littleworth is an attractive, detached single storey residence which offers flexible family accommodation surrounded by lovely gardens. The front door opens into an entrance porch with a door into the attractive double aspect sitting room with windows to the front and side, vaulted ceiling, wood flooring and a contemporary wood burner creating a focal point to the room.

The inner hall gives access to a family bathroom and kitchen/breakfast room at the rear of the home. The kitchen has an extensive range of fitted wall and base units, a Rayburn range cooker, tiled flooring, space for a dining table and double doors leading out to the rear terrace and gardens. There is also a useful utility room accessed externally. From the kitchen, a door leads through to a substantial garden room with double doors and views over the wonderful gardens.

The property provides three bedrooms, with the flexibility to use one of the bedrooms as a second sitting room or family room if required. The principal bedroom is located at the front of the house and benefits from a fitted triple wardrobe and en suite shower room.

Gardens and Grounds

The house is approached over a private driveway leading to the detached double garage and parking area. The beautiful gardens surround the house and enjoy fantastic views over the surrounding countryside.

To the rear of the house there is a large paved and part-decked terrace leading onto the wonderful lawned garden interspersed with a multitude of mature trees, shrubs and bushes. There are various outbuildings including an attractive shepherds hut with shower room, a summer house and a greenhouse. In all the property extends to about 0.77 acres.



Situation

The property is situated on the edge of the popular Wealden village of Brenchley which has a butcher, Post Office and other facilities including a primary school, dentist, doctors' surgery, sports clubs and pubs. Nearby Paddock Wood offers a wider range of shopping facilities, including Waitrose, as well as a mainline station with regular service to London. The larger towns of Tunbridge Wells and Tonbridge have a broader range of restaurants, commercial, shopping and leisure facilities. The A21 at Kipping's Cross provides access onto the M25 and national motorway network, London Gatwick and Heathrow airports, the Channel Tunnel and ferry ports.

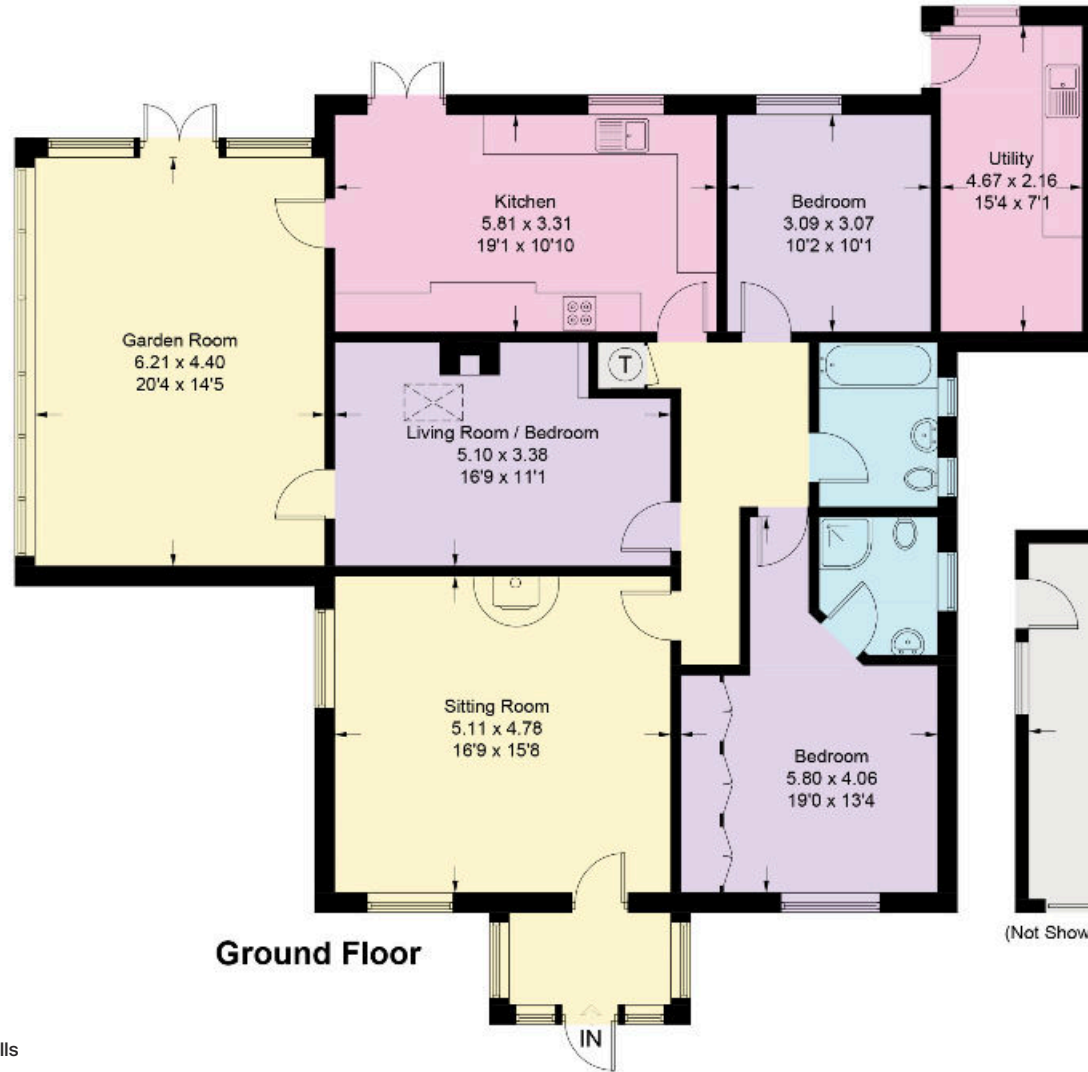
There are a good number of well-regarded schools in the area including The Schools at Somerhill, Tonbridge School, Holmewood House Preparatory at Langton Green, Kent College (girls) at Pembury and grammar schools in Tonbridge and Tunbridge Wells (girls and boys).

Leisure amenities in the area include golf at a number of interesting courses; walking, cycling and riding the surrounding countryside; sailing and water sports at Bewl Water and on the south coast.

Directions (TN12 7BG)

From Tunbridge Wells, head south on the A21 towards Hastings. At the Kipping's Cross roundabout, take the first exit onto Maidstone Road (B2160). Continue for 1.7 miles then turn right (opposite The Poet pub) onto Brenchley Road. Continue on Brenchley Road (which becomes Crook Road) for 1.8 miles and the entrance to Littleworth will be found on the left-hand side.





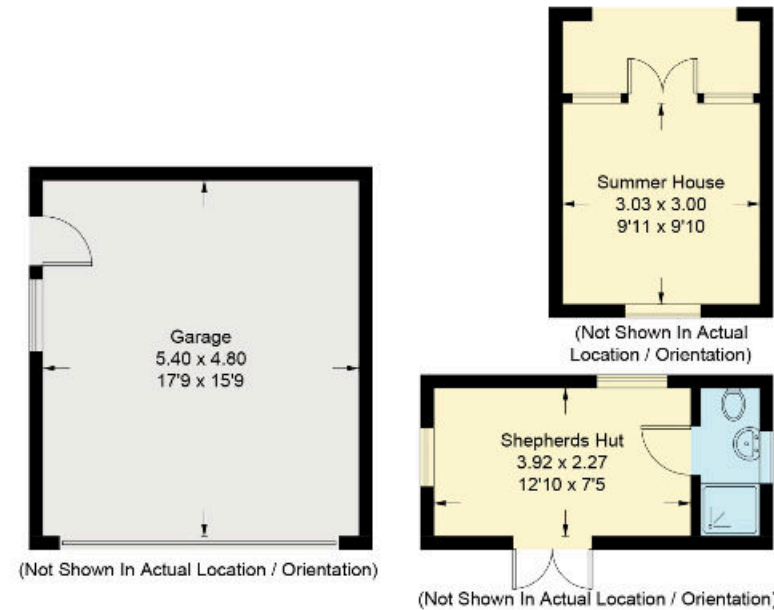
Approximate Gross Internal Floor Area

House: 151.1 sq m / 1626 sq ft

Outbuildings: 46.2 sq m / 497 sq ft

TOTAL: 197.3 sq m / 2123 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



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