



Sparrows Cottage
1A Richards Close, Chiddingstone Causeway, Tonbridge TN11 8LF
Guide Price: £625,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Modern Semi-Detached Family Home
- *Small Residential Close
- *Three Bedrooms
- *Open Plan Sitting/Dining Room
- *Stylish Kitchen/Breakfast Room
- *Utility & Cloakroom
- *Main Bedroom with En-Suite & Dressing Room
- *Contemporary Family Bathroom
- *Attractively Landscaped Rear Garden
- *Block Paved Driveway & EV Charging Point

Description

This modern stylish semi-detached three bedroom property is situated in a small residential close in the village of Chiddingstone Causeway. This appealing family home was constructed in 2021 to a high specification throughout and still retains that stylish new build turnkey feel with attractively landscaped rear garden and enjoying rural views.

Accommodation

- You enter the property into the welcoming entrance hallway with stairs rising to the first floor, bespoke understairs storage and fitted cloaks cupboard housing router for media connections and fuse board. Modern fitted cloakroom.
- Smart Amtico flooring laid in a herringbone pattern seamlessly flows throughout the ground floor with zoned underfloor heating.
- Stylish kitchen/breakfast room finished with modern contrasting wall mounted cabinets and base units of cupboards and drawers with smart quartz worktops and upstands incorporating under mounted sink and breakfast bar return. Bosch appliances include eye level double oven and induction hob. Neue integrated dishwasher, integrated fridge/freezer and bin storage.
- Off the hallway is the practical utility room with sink, wall and base cabinets with woodblock worktop and upstands, spaces for washing machine and tumble dryer and tall unit housing Vaillant cylinder. Door providing access to the side.
- The bright sitting/dining room spans across the rear of the property, offering space for relaxation and entertaining, ideal for modern family life with lovely outlook over the rear garden, accessed via French doors.
- On the first floor the bright landing is flooded with natural light from a sun tube with fitted cupboard and hatch providing access to the loft part boarded loft with drop down ladder and light.
- Main bedroom suite with views over fields to the rear, walk in wardrobe with window and contemporary en-suite shower room with floating twin sinks and demisting mirror, large shower enclosure, close coupled toilet and individually controlled electric underfloor heating. Second and third bedrooms both have an aspect to front.
- Contemporary family bathroom comprising paneled bath, separate walk in shower enclosure, close coupled toilet, and floating vanity unit with demisting mirror. Finished with attractive tiling and individually controlled electric underfloor heating.

- Attractively landscaped rear garden, Indian stone terrace across the rear, ideal for summer entertaining, lawn with raised established planted borders on sleepers and fenced boundaries. Square deck to the rear with pergola and grape vine. External tap and security lighting. Generous two vehicle block paved driveway, EV charging point and side access via wooden gate.
- Council Tax Band: E - Sevenoaks District Council
- Services & Points of Note: Mains water, drainage and electricity. External air source heat pump providing heating and hot water, zoned underfloor to ground floor. EV charging point. Cat 5 ethernet modules and media points, located in all bedrooms, kitchen and sitting room. Remainder of 10yr structural warranty.
- EPC: B

Situation

Richards Close is a small residential cul-de-sac situated in Chiddingstone Causeway, a small village with a local store, church and post office together with The Little Brown Jug Public House and convenient local Penshurst railway station, walkable from the property (to Redhill, Gatwick or Tonbridge). The village hall is a thriving Arts & Social Centre offering a wide range of activities and is also available to hire. The highly regarded Greyhound Pub can be found in the nearby hamlet of Charcott. It is also within the catchment area of the popular Chiddingstone Primary School and local grammar schools. Mainline stations to London may be found at nearby Hildenborough with fast connections to London, with main line stations and a wider range of shopping, educational and recreational facilities in the towns of Edenbridge, Sevenoaks and Tonbridge. The property is surrounded by beautiful countryside, being part of the High Weald Area of Outstanding Natural Beauty with walks from the doorstep, the National Trust village of Chiddingstone is nearby together with Leigh, a charming mock Tudor village with vibrant Village Green and station. Penshurst, Hever Castle and Penshurst Place, all popular local tourist attractions. Convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the Kent coast.

Viewing Strictly By Appointment

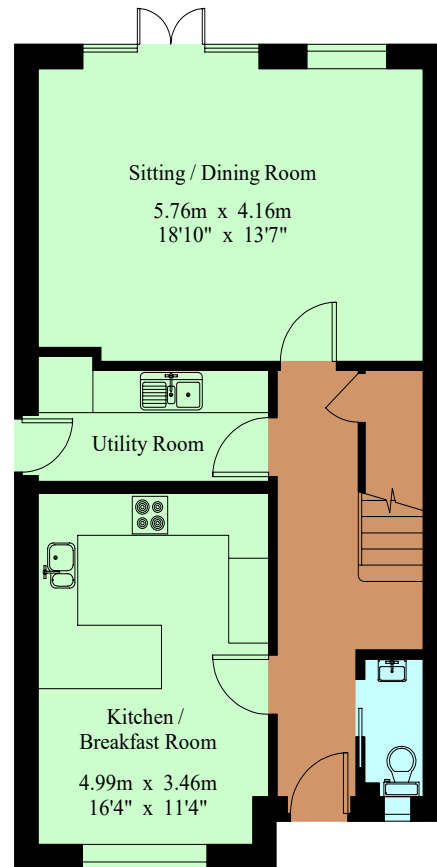
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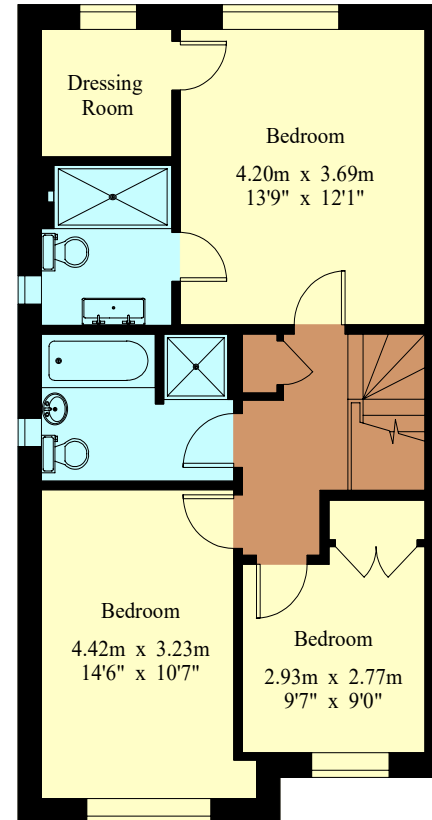


1A Richards Close

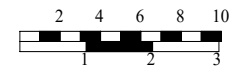
Gross Internal Area : 124.9 sq.m (1344 sq.ft.)



Ground Floor



First Floor



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