



7 Lodgewood Cottages, Hever Road, Hever, Kent TN8 7NP
Guide: £675,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Character Mid-Terrace Country Cottage *Idyllic Semi-Rural Location
- *Close to the Sought After Village of Hever *Three Bedrooms
- *Open Plan Sitting/Dining Room *Attractive Country Kitchen
- *Ground Floor Bathroom *First Floor Shower Room
- *Gravelled Driveway & Off Road Parking
- *Delightful Well Stocked Cottage Gardens to Front & Rear
- *No Onward Chain

Description

An opportunity to acquire this attractive mid terrace tile hung three bedroom character cottage situated in an idyllic position on the semi-rural outskirts of this sought after village. This delightful village home is presented in lovely order throughout, having generous cottage gardens with access to a private driveway providing ample off road parking and is being sold with the benefit of no onward chain.

Accommodation

- This delightful cottage is approached through a wooden picket gate with pathway leading to the open porch canopy and timber front door which opens to the welcoming reception hallway. Stripped wooden staircase rising to the first floor with understairs storage, inset lighting and quarry tiled flooring.
- Bright dual aspect sitting/dining room having French doors with matching side panels opening to the rear garden and attractive square bay window to front overlooking the garden. Sitting area with central focal fireplace and wood burning stove, further open decorative fireplace to the dining area with cupboards fitted to recess, smart engineered oak flooring throughout, separated by an archway.
- Country style kitchen fitted with a comprehensive range of in-frame painted wall mounted cabinets and base units of cupboards and drawers with solid oak work surfaces and upstands. Stoves halogen electric range cooker, integrated dishwasher, integrated washing machine, Belfast sink with mixer tap, cupboard housing Warmflow oil fired boiler travertine flooring, inset lighting and stable door to garden.
- Stylish ground floor bathroom fitted with a white suite comprising panelled bath, telephone style handheld shower attachment and riser with tiled splashback and glazed screen, pedestal basin and close coupled toilet.
- First floor landing having fitted storage cupboard, inset lighting and stripped wooden flooring.
- Main bedroom with rural aspect to front and fitted shutters, feature open decorative fireplace, fitted wardrobes and stripped wooden flooring. Second bedroom with aspect to rear over the garden, fitted shutters, dado rail and access to insulated and boarded loft space via hatch. Third bedroom with aspect to rear and fitted shutters, dado rail, pretty cast iron fireplace, fitted cupboard housing tank and stripped wooden flooring.
- Completing the first floor accommodation is the modern shower room comprising corner tiled shower cubicle with thermostatic Aqualisa shower and glazed screen, vanity basin and close coupled toilet. Inset lighting, extractor and painted wooden flooring.
- Complementing the interior are the well tended cottage gardens, including a generous front garden with lawn and shrub/flower borders, including spring planting, exterior tap, light and fenced boundaries.

- Sunny rear terrace and gardens, ideal for al fresco dining and summer entertaining. The gardens extend to the side being mainly laid to lawn with well stocked shrub/flower borders including rhododendron, climbing plants, fruit and flowering cherry trees. Timber summerhouse, metal storage shed and log store, screened oil tank. Hardstanding with wooden gates leading to a large private gravel driveway offering parking for several vehicles.
- Services & Points of Note: Mains water and electricity. Oil central heating. Private drainage, septic tank shared with neighbouring cottages.
- Council Tax: E – Sevenoaks District Council.
- EPC: D

Situation

Forge Square occupies a prominent position overlooking the green in this picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene with countryside walks direct from the doorstep. Located within a designated conservation area, the village boasts a wealth of amenities including Leigh primary school, church, village store, recycling centre, post office, local hairdressers, public houses within walking distance, royal legion, village hall offering numerous activities, cricket, tennis, rugby and fishing clubs with the National cycle route running through the village from Penshurst Place to Tonbridge. Conveniently located Leigh Railway Station offers services to London Victoria/Charing Cross via the Tonbridge/ Redhill line and Gatwick airport, with bus routes available from the village 210/235. Food vans visiting the village green include Fish & Chips, Pizza and Thai. The nearby Hildenborough mainline station offers services to London Bridge, London Waterloo East, and London Charing Cross. The towns of Sevenoaks and Tonbridge are within easy reach, offering an extensive array of shops, boutiques, restaurants, and leisure facilities. The area is also home to numerous outstanding state, grammar and private schools. Recreational opportunities with the Sevenoaks Leisure Centre, golfing at Nizels and Poulton Wood, cricket at The Vine. Convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the picturesque Kent coast.



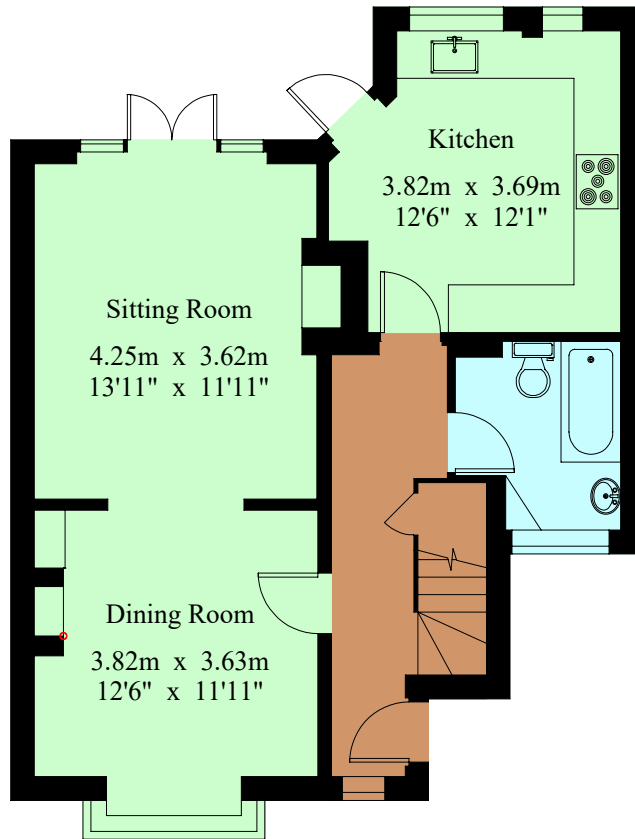
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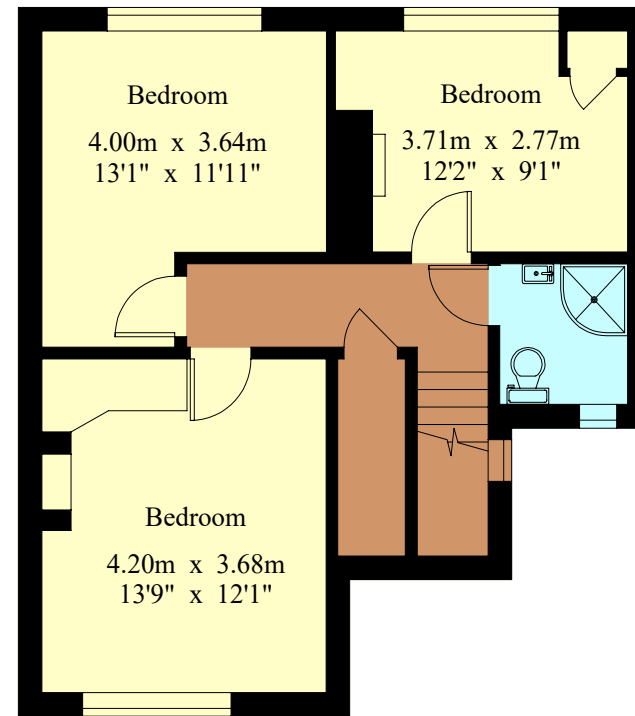
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7 Lodgewood Cottage

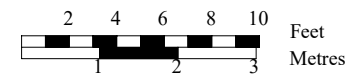
Gross Internal Area : 109.7 sq.m (1181 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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