



Derwent Cottage  
Long Mill Lane, Dunks Green, Nr Plaxtol, Kent TN11 9SD  
Guide Price: £525,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Charming Detached Character Cottage
- \*Delightful Rural Hamlet \*Close to Open Countryside
- \*Outskirts of Plaxtol \*Wealth of Period Features
- \*Two Double Bedrooms \*Two Reception Rooms
- \*Kitchen/Dining Room \*Ground Floor Cloakroom
- \*Spacious First Floor Bathroom
- \*Pretty Cottage Gardens \*Detached Garage & Driveway

#### Description

This delightful detached two bedroom character cottage is situated in a highly favoured rural location on the outskirts of the sought after village of Plaxtol. This quintessential timber framed, weatherboarded cottage, dating back to circa 1800 has been well maintained by the current vendor and offers a wealth of period features and charm.

#### Accommodation

- Approached through a white picket fence with gate and brick pathway leading to the timber front door and entrance hallway, having staircase rising to the first floor and doors leading to the sitting room and study.
- Sitting room having an attractive wooden multi-paned sash window with aspect to front, central fireplace with multi-fuel stove, providing heating and hot water, fitted cupboards, dado rail and quarry tiled flooring.
- Additional reception room, currently utilised as a study, tiled open fireplace, wooden multi-paned sash window with aspect to front, dado rail and door leading to the:-
- Kitchen/dining room fitted with a range of cream wall mounted cabinets and base units of cupboards and drawers with complementing wood block worktops and upstands. Space for an electric oven with extractor over, space for further appliances including fridge and washing machine. Ceramic sink, two windows to the rear overlooking the garden, stable door to garden, smart laminate wood flooring and door to the ground floor cloakroom.
- First floor landing with doors leading to the two bright double bedrooms both having wooden multi-paned sash windows with aspect to front offering views over the surrounding countryside and fitted wardrobes. One having an attractive cast iron fireplace and airing cupboard housing hot water tank and immersion heater with timer. Spacious dual aspect first floor family bathroom fitted with a white suite comprising panelled bath with tiled splashback, pumped shower, curtain and rail, pedestal basin, close coupled w.c. Access to loft space via hatch, stripped painted wood flooring.
- The pretty cottage gardens extending to the side and rear are mainly laid to lawn with brick paved circular walled terrace and pathways, mature tree and shrub borders, including Magnolia, Ash and Camelias. Laurel hedging provides privacy and wooden gates allow access to the front and side with coal storage bunker and external tap.
- Detached corrugated galvanised steel garage having wooden doors to front, personal door to side, skylight windows with a walled parking space to the front.



- Services: Mains water, electricity and drainage. Timber framed construction with wooden weatherboard cladding and brick chimneys to either end. Multifuel stove providing heating, serving five radiators, hot water and shower.
- Agents Note: A damp proof course was added to the ground floor cloakroom area during a major council grant funded refurbishment, undertaken in 1992/3.
- Council Tax Band: E – Tonbridge & Malling Borough Council.
- EPC: E

#### Situation

The property enjoys a delightful location in this sought after rural hamlet of Dunks Green, situated in an area of outstanding natural beauty, just over half a mile from Plaxtol and close to open countryside. This popular hamlet includes the popular Kentish Rifleman Public House with local shops and amenities including a general store and post office available in Plaxtol village. Nearby primary schools, ages 4-11 can be found in Plaxtol and Shipbourne. A wide range of shopping, educational and recreational facilities can be found in Tonbridge and Sevenoaks, these towns being approximately four miles and seven and a half miles distant respectively, also providing mainline stations to London (Charing Cross/Cannon Street). There are other main line stations with services to London at Hildenborough and Borough Green, whilst access to the A21 bypass linking to the M25 motorway network can be found at the southern end of Tonbridge. The M26/M20 at Wrotham/Wrotham Heath gives access to the M25 and motorway network. Gatwick, Heathrow and Stansted Airports, Channel Tunnel Terminus, Ports and Bluewater Shopping Centre. Secondary schools in the vicinity include state and grammar schools in Sevenoaks, Tonbridge and Tunbridge Wells, together with a good selection of private schools. Leisure facilities include nearby Poult Wood Golf Course, Hilden Golf Centre, Nizels Golf Health Club, Tonbridge Swimming Pool and Tonbridge School Sports Centre.

Viewing Strictly By Appointment

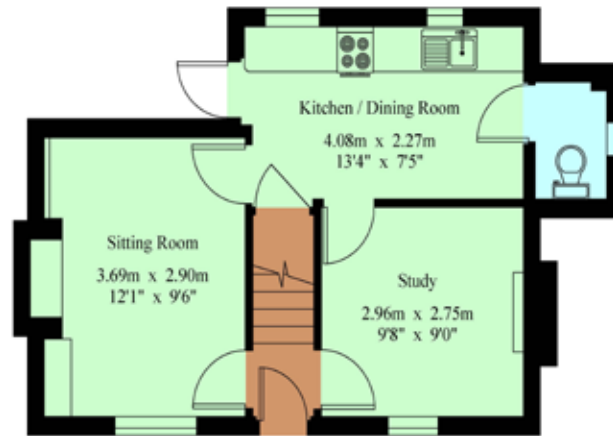
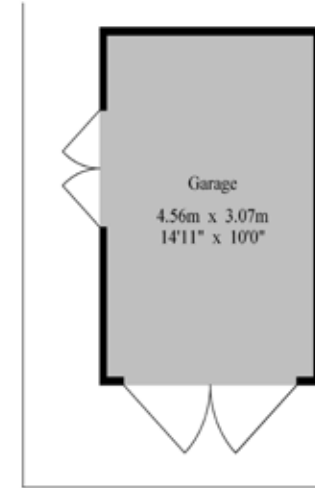
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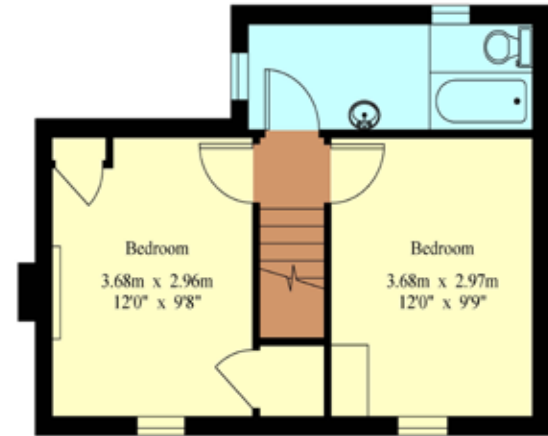


## Derwent Cottage

House - Gross Internal Area : 67.4 sq.m (725 sq.ft.)  
Garage - Gross Internal Area : 13.9 sq.m (149 sq.ft.)



Ground Floor



First Floor

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