



**Old Hay**  
Brenchley TN12 7DG  
Guide Price £600,000

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COUNTRY HOMES

## Brenchley TN12 7DG

Are you looking for a large 4 bed semi-detached property in a semi-rural, yet accessible location? If so, then this property might be the one for you!

This home has been extended by the current owners and boasts three reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room, a vibrant play area for children or perhaps a home office.

As you can see from the floor plan, there is generous size kitchen/diner, which we're sure will prove to be the heart of this fantastic family home. Boasting a large central island, a vast range of wall and base cupboards and integrated appliances (some controlled by WiFi), this kitchen offers a contemporary, yet practical space.

Upstairs is complemented by four bedrooms, the master with an en-suite shower room (with under-floor heating), in addition to the family bathroom which is a significant advantage for busy households, allowing for convenience and practicality.

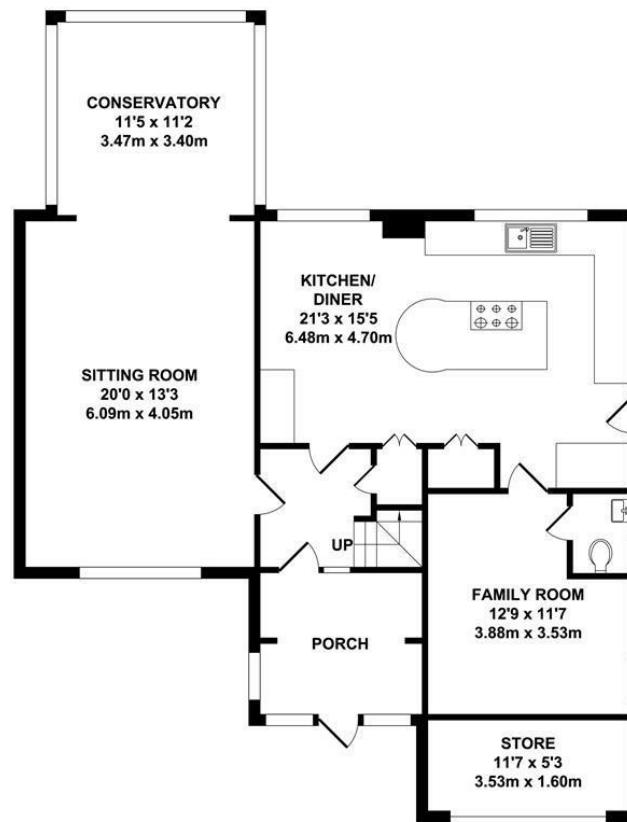
One of the standout features of this home is the generous parking which adds to the overall appeal of the property, making it perfect for families with multiple cars or for those who enjoy hosting visitors. The garden wraps around the property and there is also the benefit of a large decked area and outside workshop.

In summary, this semi-detached house in Old Hay, Brenchley, is a wonderful opportunity for those seeking a spacious home with far-reaching rural views. With its ample reception space, four bedrooms, and convenient parking, it is sure to meet the needs of any growing family.

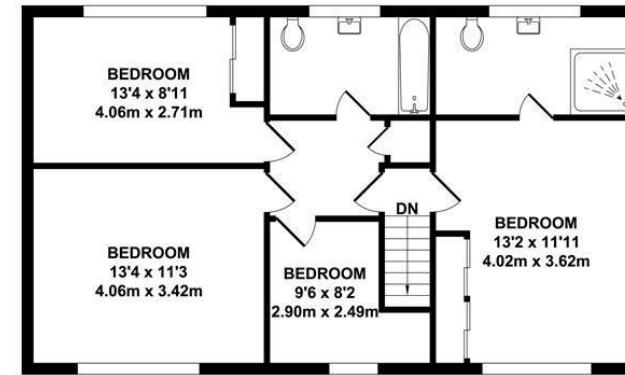
Do not miss the chance to make this charming property your own.

- 4 bedroom semi-detached family home
- Open plan kitchen/dining area
- Downstairs cloakroom
- 2 receptions rooms
- Good size conservatory
- Family bathroom & ensuite
- Parking for 6+ cars
- Well maintained garden
- Semi-rural location
- Early viewing highly encouraged

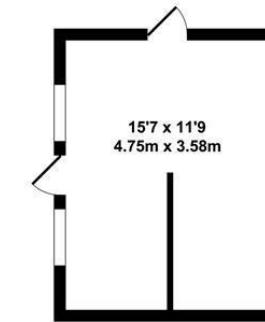




GROUND FLOOR  
APPROX. FLOOR AREA  
1071 SQ.FT.  
( 99.54 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
695 SQ.FT.  
( 64.61 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
183 SQ.FT.  
( 17.01 SQ.M.)

#### TOTAL APPROX. FLOOR AREA 1950 SQ.FT. (181.16 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

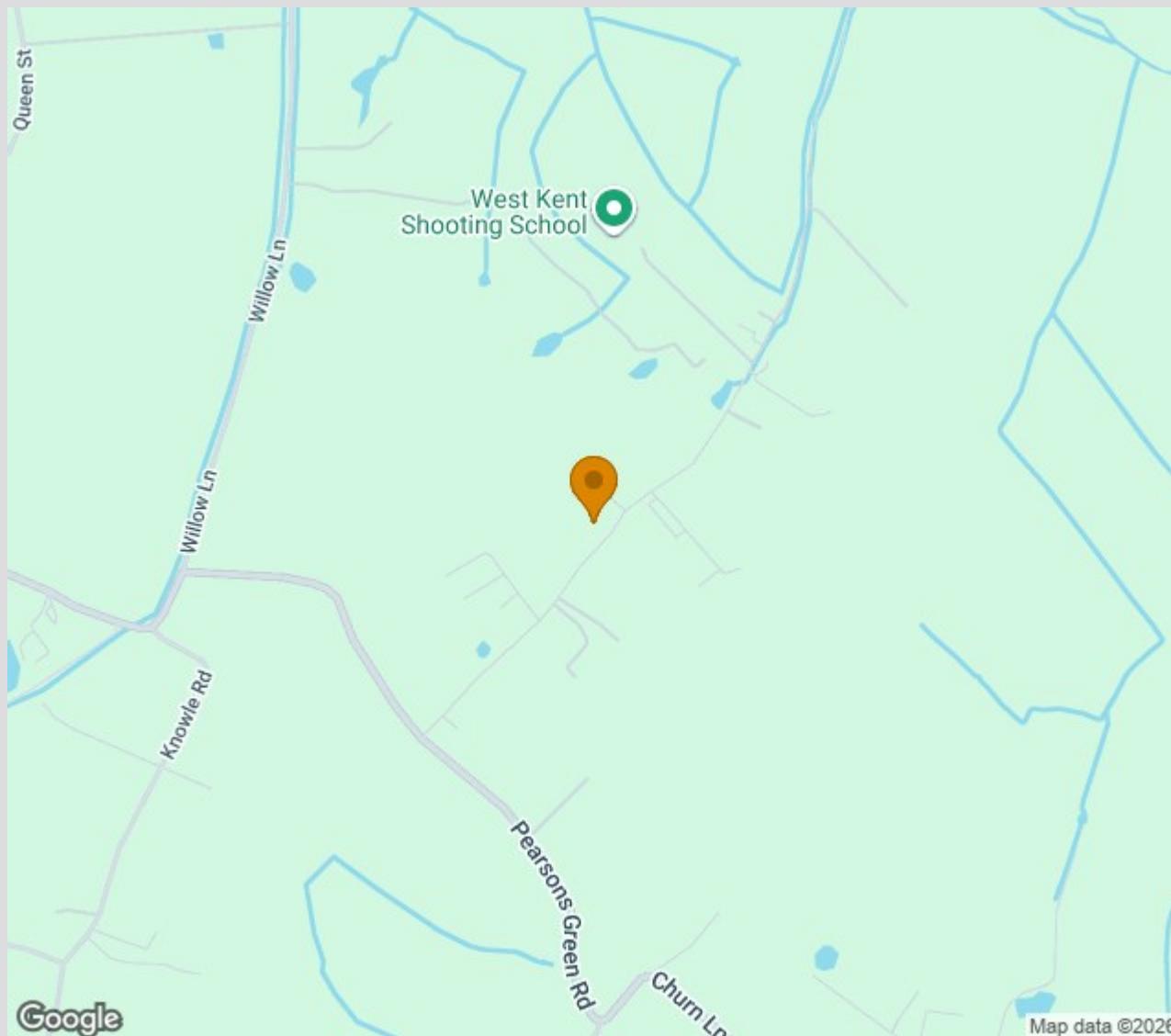
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(16-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			





## Location Map



Tenure: Freehold

Council tax band: D

### AML PW

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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