



A delightful link detached character cottage with period features, located in a rural position in a small cluster of buildings around a communal courtyard, walking distance of Hildenborough station & Nizels, offering easy access to the A21. CHAIN FREE

£595,000 **Freehold**



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Nizels Lane, Hildenborough, Tonbridge

 Bedrooms: 2

 Bathrooms: 1

 Receptions: 1

- Lovely location
- Walking distance to station
- Off street parking
- Well presented
- CHAIN FREE

A charming character cottage with period features, located in a cluster of residential buildings set around a courtyard within walking distance of Hildenborough station and Nizels Country club. Within minutes of A21. CHAIN FREE

ACCOMMODATION: The property entrance is reached from the front courtyard boasting a decorative well. The accommodation comprises a vaulted entrance hall with wood floors leading to a good size reception room with a log burner*, beams, exposed brick, radiators, double glazed doors to the garden and stable door to the courtyard. Fully fitted kitchen with painted wall and floor units, tiled floor, an integrated fridge & freezer, washing machine, dishwasher, hob and oven. Two double bedrooms both with vaulted ceilings, beams, radiators. Modern bathroom with a shower over the panelled bath, vanity unit with inset basin, chrome heated ladder towel rail, window to rear.

OUTSIDE: Secluded patio and lawn with a garden shed and an idyllic courtyard to the front of the property with decorative well. Off street parking for 2 cars.

*PLEASE NOTE: The log burner is currently unusable as it is possibly capped off, with some investigation it may be able to be reinstated.

UTILITIES & KEY INFORMATION

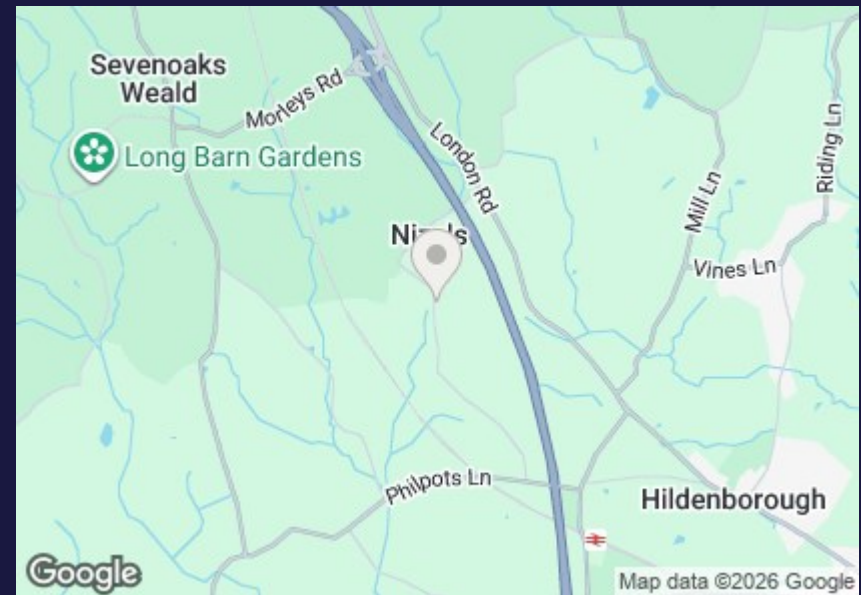
Oil/electricity/water/sewerage

Heating: Oil

Local authority: Tonbridge & Malling Borough Council

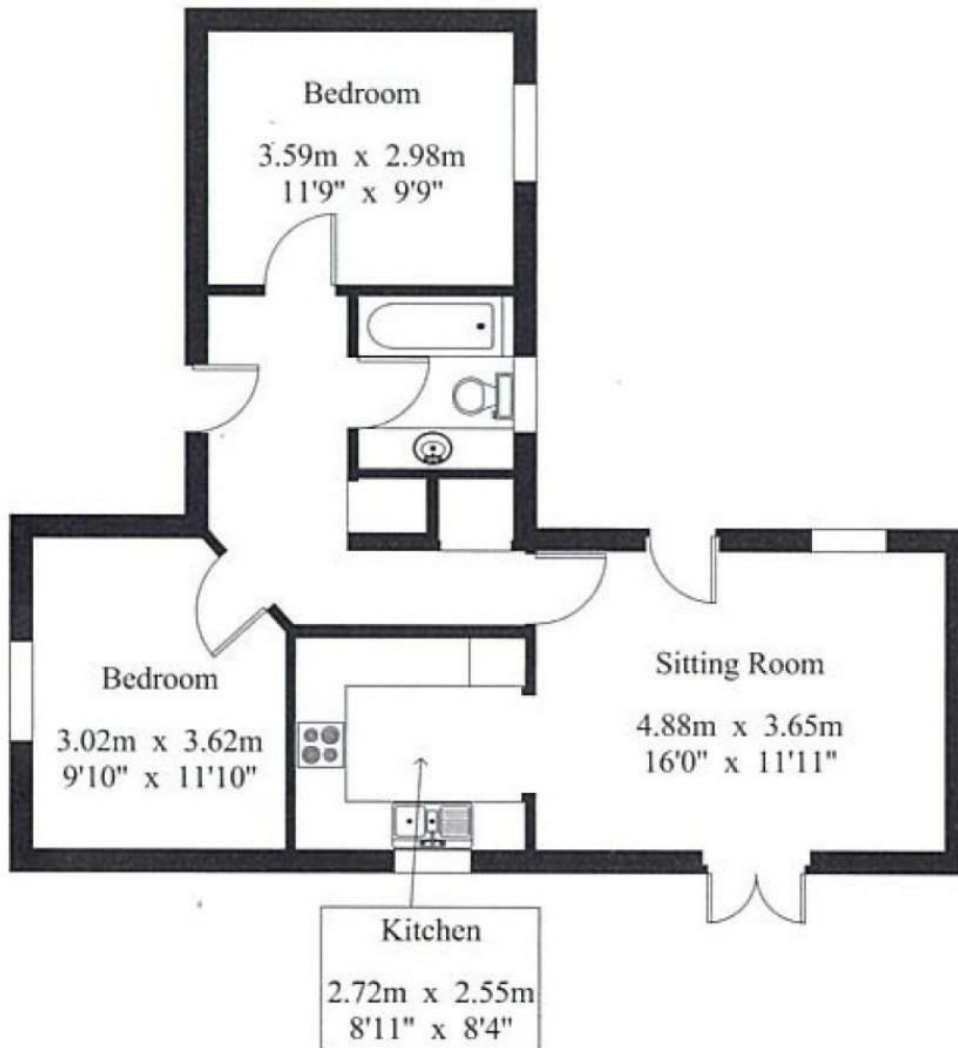
Council Tax Band: E






From Sevenoaks town head south along the Tonbridge Road (A225), continuing down Riverhill. At the roundabout at the bottom continue left along the London Road (B245) to Hildenborough. Take the 1st turning on the right in to Nizels Lane, then take the 1st left and Well cottage can be found on the right hand side.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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