



125

— YEARS OF —

**Lambert
& Foster**



KING CHARLES

MILL STREET, IDEN GREEN, CRANBROOK, KENT TN17 4HH



**Lambert
& Foster**



CRANBROOK 4.5 MILES | TUNBRIDGE WELLS 18.5 MILES | STAPLEHURST MLS 8 MILES

KING CHARLES, MILL STREET, IDEN GREEN, CRANBROOK, KENT TN17 4HH

A well presented, detached, unlisted cottage, providing character, extended four bedroom, two reception room accommodation, complemented by neatly tended gardens, a detached brick garage, all occupying a semi rural location on the edge of this Wealden hamlet, enjoying elevated distant, countryside views. Cranbrook school catchment area.

GUIDE PRICE £795,000 FREEHOLD

Parcel of land comprising 3.2 acres of pasture with timber and corrugated metal clad barn: GUIDE PRICE £125,000 FREEHOLD



SITUATION

King Charles occupies an elevated location on the edge of this popular Hamlet enjoying distant countryside views. The popular Woodcock Inn is situated approximately 0.5 miles distance. The neighbouring village of Benenden provides a combined community general store and coffee shop, popular The Bull public house, village hall and primary school. Cranbrook town and Hawkhurst village provides a comprehensive range of amenities including professional

services and Co-Op, Waitrose and Tesco supermarkets. Excellent educational facilities in both the state and private sectors are available, in particular King Charles falls within the ever popular Cranbrook school catchment area. A mainline station in Staplehurst village provides fast and frequent services to London Charing Cross.



DESCRIPTION

King Charles is a character, unlisted cottage with origins dating back to circa 1700s with a significant, two storey extension added in the late 1990's. The cottage presents elevations of brick and tile hanging, set with a mixture of sympathetic UPVC double glazed windows and secondary glazed leaded light windows, beneath a pitched and hipped tiled roof.

The well presented accommodation is arranged over two floors with features including two separate reception rooms, incorporating a sitting room with inglenook style fireplace housing a wood burning stove, enjoying a double aspect, a separate dining room with inglenook fireplace housing a wood burning stove, oak bressummer beam, exposed floorboards and timbers to ceiling. The kitchen/breakfast room is fitted with base level units and three seater breakfast bar, integral appliances include ceramic Bosch hob with filter hood over and Neff electric fan assisted oven under, space and plumbing for washing machine and dishwasher, solid fuel Rayburn range providing domestic hot water, immediate heat and cooking facility, useful larder cupboard and space for upright fridge freezer. Open access leads to a conservatory comprising UPVC windows and panels, ceiling blinds, electric heater, enjoying a pleasant outlook across the garden.

Arranged over the split-level first floor landing are four bedrooms incorporating three double rooms and one single room. Bedroom one enjoys a double aspect with distant views out to Sandhurst windmill. A bathroom is fitted with a white suite including a panel bath with shower over.





GARDENS AND OUTBUILDINGS

From Mill Street, open access onto a tarmac drive providing parking for approximately two cars together with a useful detached brick garage, fitted with double wooden doors, power and light. Brick steps lead up to the cottage and the neatly tended gardens, running predominantly to three sides with well-stocked and shaped borders, gravelled seating area, pretty brick pathways, a timber garden shed and log store fitted with power. The whole is enclosed by established hedging.

Positioned across a shared driveway, accessed via seven bar metal double gates, is a parcel of land extending to approximately 3.2 acres. The land was purchased by the current seller as rough pasture with some fruit trees comprising pear and apple, oak and maple. Overtime the land has been restored to pasture, including an area of wildflower meadow. The fruit trees remain including some additional planting of flowering cherry, a fenced kitchen garden area and particular attention has been made to encourage wildlife with insect friendly habitats. An area of hard standing includes a timber framed corrugated tin clad barn with part concrete floor. The land is enclosed by fencing and hedging. Fine views are enjoyed out across the neighbouring countryside.

Agent's note: an overage clause for future residential development of 20% of the uplift in value, remains from the previous owner. A public footpath runs within and along the eastern boundary enclosed by fencing and hedging. The land will not be sold until a buyer is found for King Charles.

Lapsed planning permission October 2001 Ref:01/02194/FUL/NKW for a rear two storey extension enlarging the kitchen/breakfast room and bedroom with en suite.

FLOOR PLANS

King Charles, Mill Street, Iden Green, Cranbrook, TN17 4HH

Approximate Area = 1536 sq ft / 142.6 sq m

Garage = 230 sq ft / 21.3 sq m

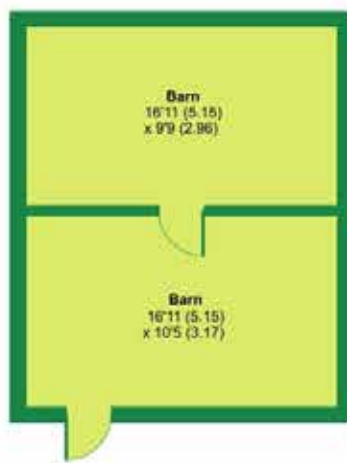
Outbuilding = 348 sq ft / 32.3 sq m

Total = 2114 sq ft / 196.2 sq m

For identification only - Not to scale



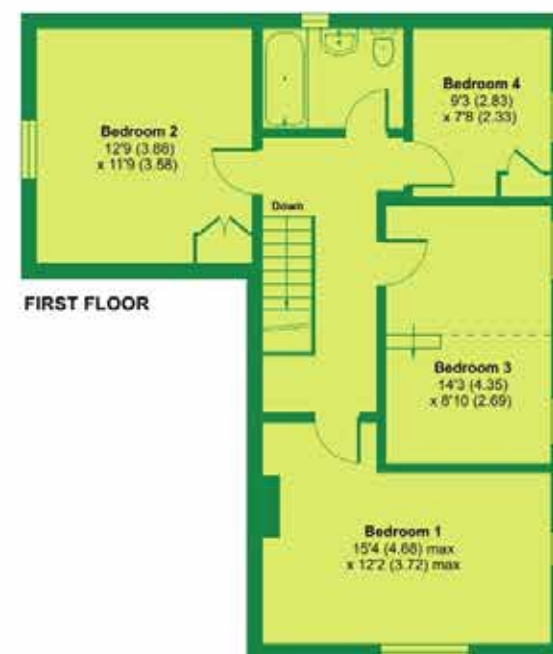
GARAGE



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



VIEWINGS: Strictly by appointment with the Agent's Cranbrook office 01580 712888

SERVICES: Mains electricity water and drainage. Solid fuel Rayburn providing domestic hot water and immediate heat. Electric convector heaters. There are no services to the land.

MOBILE: Likely

INTERNET: Superfast 40 Mbps/8 Mbps

METHOD OF SALE: Offered for sale as a whole by Private Treaty.

LOCAL AUTHORITY: tunbridgewells.gov.uk

COUNCIL TAX: Band E

EPC: F (23)

PARTICULARS, PLANS AND SCHEDULES:

The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS:

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition



and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from

Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325

77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999

Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444

Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888

Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



arla | propertymark naea | propertymark

PROPERTY PROFESSIONALS FOR 125 YEARS