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PIXOT HILL

BRENCHLEY

A rare opportunity to purchase a beautiful and uniquely presented three bedroom extended semi-detached country home. Situated in an enviable elevated position on the fringes of this popular Wealden village enjoying far reaching countryside views to the front and rear.

Benefitting further from a large driveway providing ample off-road parking and a generous rear garden with a westerly facing open aspect and has the addition of a versatile detached garden studio. Within walking/cycling distance to local high street and amenities whilst only a short drive to greater facilities including a mainline railway station at Paddock Wood.

Guide Price £600,000-£625,000

FREEHOLD





PIXOT HILL

BRENCHLEY | TN12 7BD

- A rare opportunity to purchase a beautiful and uniquely presented three bedroom extended semi-detached country home.
- Situated in an enviable elevated position on the fringes of this popular Wealden village enjoying far reaching countryside views to the front and rear.
- Sitting room with an open fireplace with a wood burner inset, Open plan kitchen/breakfast room with a dining area and a separate utility room and bathroom.
- Large front driveway providing ample off-road parking and a generous rear garden with a westerly facing open aspect and has the addition of a versatile detached garden studio.
- Within walking/cycling distance to local high street and amenities whilst only a short drive to greater facilities including a mainline railway station at Paddock Wood.

VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

TENURE: Freehold.

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Mains drainage services connected but not tested. **Heating:** Oil fired central heating.

BROADBAND: Available as Standard and Superfast broadband.

MOBILE COVERAGE: Limited.

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: www.tunbridgewells.gov.uk

COUNCIL TAX: Band D. **EPC:** D (67).

COVENANTS: None known.

FLOOD & EROSION RISK: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** No. **Groundwater:** No.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof with a timber clad single-storey side extension.



PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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MONEY LAUNDERING REGULATION: 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.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.



Approximate Area = 1268 sq ft / 117.8 sq m
 Limited Use Area(s) = 16 sq ft / 1.4 sq m
 Outbuilding = 142 sq ft / 13.1 sq m
 Total = 1426 sq ft / 132.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Lambert and Foster Ltd. REF: 1303173

OFFICES LOCATED AT:

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

HYTHE, KENT
 Tel. 01303 814 444
 Hillhurst Farm, Stone St,
 Westenhanger, Hythe CT21 4HU

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