



HEDERA COTTAGE

HUNTON

An opportunity to purchase a one bedroom terraced home benefitting from light and airy accommodation with a drive for one car and an enclosed rear garden. Front sitting room and dining room with stairs to the first floor landing and a fitted kitchen to the rear. The generous double bedroom with a vaulted ceiling and a good size bathroom are located upstairs with stunning views across the Kent countryside. Only a short drive to local amenities and to a mainline railway station at Paddock Wood or Marden. Offered with no forward chain.

Guide Price £225,000-£250,000

FREEHOLD





HEDERA COTTAGE

2 JEFFRIES | COTTAGES HILLTOP | HUNTON | ME15 0QP

- An opportunity to purchase a one double bedroom terraced home
- Drive for one car and an enclosed rear garden
- One generous double bedroom and bathroom to the first floor
- Stunning views across the Kent countryside
- Short drive to local amenities and to a mainline railway station
- Offered with no forward chain

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

TENURE: Freehold

SERVICES & UTILITIES:

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

Sewerage: Shared cesspit located in no. 4's garden

Heating: Electric storage heaters

BROADBAND: Fibre available

MOBILE COVERAGE: Good (outdoor only)

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

LOCAL AUTHORITY: www.maidstone.gov.uk

COUNCIL TAX: Band C **EPC:** E (52)

FLOOD & EROSION RISK: **Property flood history:** None **Rivers and the sea:** Very low **Surface Water:** Very low **Reservoirs:** Unlikely **Groundwater:** Unlikely

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

PHYSICAL CHARACTERISTICS: Brick built under a tiled roof

Agent's note: The rear garden is accessed via the neighbour's garden



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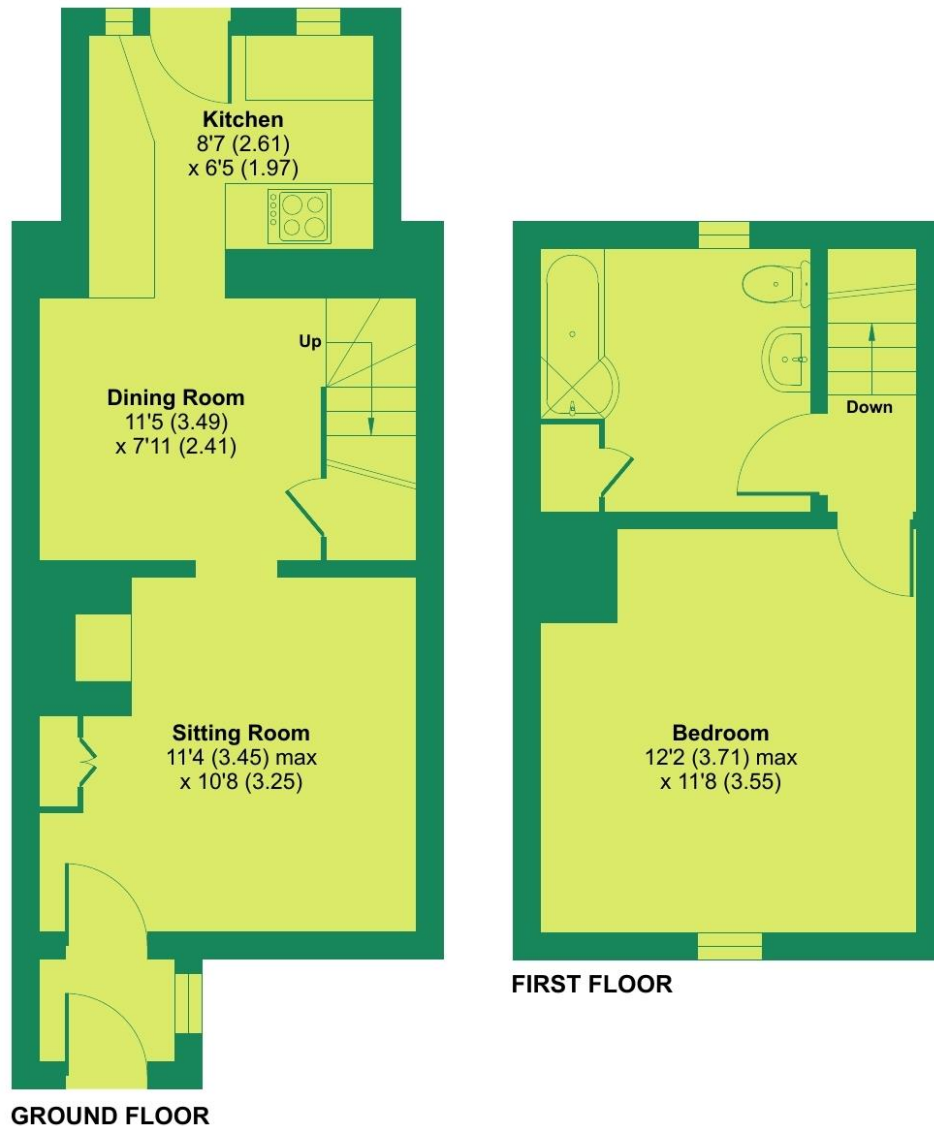
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For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

2 Jefferies Cottages, Hilltop, Hunton, Maidstone, ME15 0QP

Approximate Area = 532 sq ft / 49.4 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). © nichecom 2025. Produced for Lambert and Foster Ltd. REF: 1317368

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