



APPLE STORE COTTAGE, 3 ROCK ROAD, BOROUGH GREEN, KENT,
TN15 8RD

01732 884422 enquiries@hillier-reynolds.co.uk www.hillier-reynolds.co.uk

 **Hillier**
Reynolds

£475,000

FREEHOLD

A charming, detached, Grade II listed cottage with plenty of character features.

Courtyard garden plus garage and driveway.

A peaceful yet convenient location only a short walk from the High Street.





This beautifully presented, Grade II listed cottage is found in an incredibly convenient location near the centre of Borough Green village.

The home dates back to approximately 1825 and was formally an apple store. Some years ago it was sympathetically converted, retaining much of its original character and charm whilst inserting modern fittings to make it the lovely home it is today.

Entrance into the home is via a security control panel for the vehicle gate and a lock for the pedestrian gate. There is right of access across front courtyard driveway that leads to the homes own driveway in front of the garage for 1 car.

The character features run through the whole house with many exposed beams and feature fireplaces. Although we have named the downstairs rooms many of them can be configured for different uses depending on your needs. The grand entrance door takes you into the entrance Porch. This leads into a Study/Family room that has 2 windows allowing plenty of natural light in. Next is a Snug that also has natural light, there is wood panelling to one wall with a door that leads to the first floor accommodation. The Lounge is a large enough room to allow for many furniture configurations. The Kitchen/Breakfast room has plenty of work top space and storage cupboards with some built-in appliances that will remain. This opens onto the Dining room making it an ideal space for entertaining. A modern Shower room completes the downstairs accommodation.

Upstairs there are 2 generous double bedrooms. The main bedroom is a very large room and has an amazing vaulted ceiling exposing the beautiful beams. There is a separate bathroom servicing the bedrooms and is furnished in a modern, bright, white suite.

Outside the home benefits from a small, courtyard garden to the rear that has an access gate onto Rock Road. To the front the home has a driveway with parking for 1 car that leads to the Garage. The Garage has a personal door that opens onto the Kitchen.

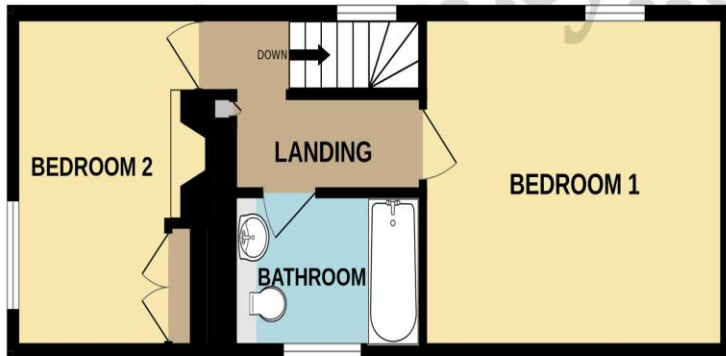
The home is found a very short walk from the High Street. Borough Green is a popular village with a good selection of local shops and cafes. There is a library and medical centre as well as a large recreation ground. There are good transport links with the M20, M26 Motorways just a short drive away. The mainline railway station is also within easy walking distance and has regular services to London Bridge, Charing Cross and Victoria.

The home is offered with No Chain.

GROUND FLOOR



1ST FLOOR



ACCOMMODATION

Porch

Study/Family Room

12'3" (3.73m) x 9'6" (2.90m)

Snug

10'2" (3.10m) x 9'2" (2.79m)

Lounge

14'6" (4.42m) x 12'3" (3.73m)

Kitchen/Breakfast Room

13'8" (4.17m) x 12'3" (3.73m)

Dining Room

11'9" (3.58m) x 8'5" (2.57m)

Shower Room

First Floor Landing

Bedroom 1

15'3" (4.65m) x 12'6" (3.81m)

Bedroom 2

12'3" (3.73m) x 8'6" (2.59m)

Bathroom

Outside

Shingled front driveway for 1 car. Rear courtyard garden of synthetic grass area and gate to rear.

Garage - 15'11" (4.85m) x 9'2" (2.79m)



Route to View

From our office in Borough Green proceed south along Quarry Hill Road heading towards the doctors surgery. Take the next right into Rock Road and the home can be found immediately on the left hand side.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

www.environment-agency.gov.uk

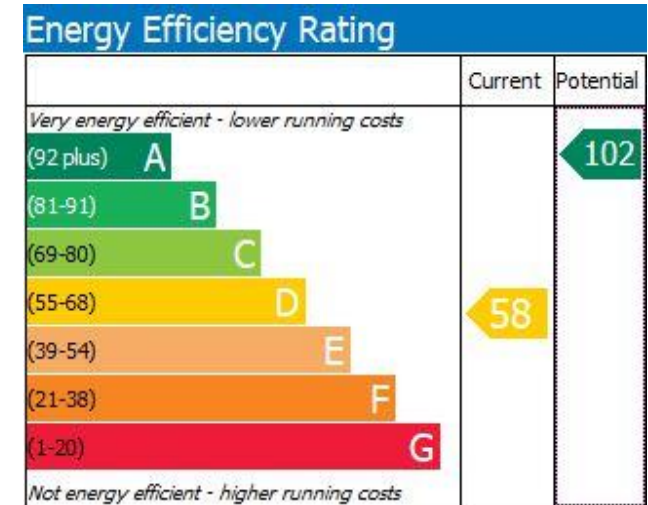
www.landregistry.gov.uk

<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.lpoc.co.uk (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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