



6 The Lane, Fordcombe, Tunbridge Wells, Kent TN3 0RP

Guide Price £315,000 Freehold

When experience counts...

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An unusual opportunity to acquire a characterful end-of-terraced cottage set towards the rural fringe of the picturesque and popular village of Fordcombe. The property, which is offered for sale free of any forward chain, has accommodation comprising sitting room, kitchen, rear lobby, ground floor bathroom/WC. There are two bedrooms on the first floor and a further attic bedroom on the top floor. By today's standards the property requires updating and modernisation but has some replacement double glazing, alongside a new front door. In addition to the rear garden, the property is conveyed with an area of productive / allotment garden to the rear of the property. Affording a pleasant rural outlook, this cottage is set within striking distance of the village's amenities being within a few hundred yards of the village institute, primary school and the Chafford Arms public house. Day-to-day shopping facilities are available in Groombridge and Langton Green (2.7 miles and 2.1 miles respectively). Tunbridge Wells, with its comprehensive shopping and cultural amenities, plus the mainline railway station, is 4.4 miles. There is, in addition, a railway station in nearby Ashurst (2 miles).

- Rural Location - Edge of Village
- Characterful Cottage with Potential
- 3 Bedrooms
- Rear Garden plus Allotment Area
- Highly Regarded Village Location
- No Forward Chain
- Council Tax Band: B





LOCATION:

Enjoying an excellent rural position set to the west of Fordcombe and 0.75 of a mile to the village centre. Fordcombe has a highly regarded primary school, a splendid new village hall with an adjacent cricket and recreation ground, plus the Chafford Arms public house.

Tunbridge Wells to the east is within 5 miles and here there is a mainline railway station providing commuter services to London in under an hour. Ashurst has a mainline station as well which is about 2 miles distant which accesses London in under an hour.

Tunbridge Wells boasts comprehensive shopping and cultural amenities, together with highly regarded state, independent and grammar schools for children of all age groups.

The villages of Groombridge (2.7 miles) and Langton Green (2.1 miles) both provide day-to-day amenities.

The area is generally well served by good sport, leisure and recreational facilities and Gatwick Airport is about 20 miles to the west.

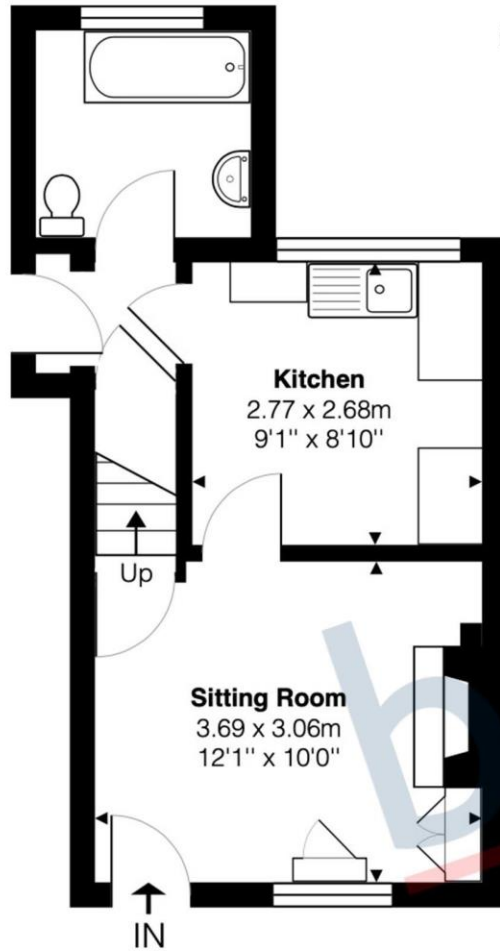


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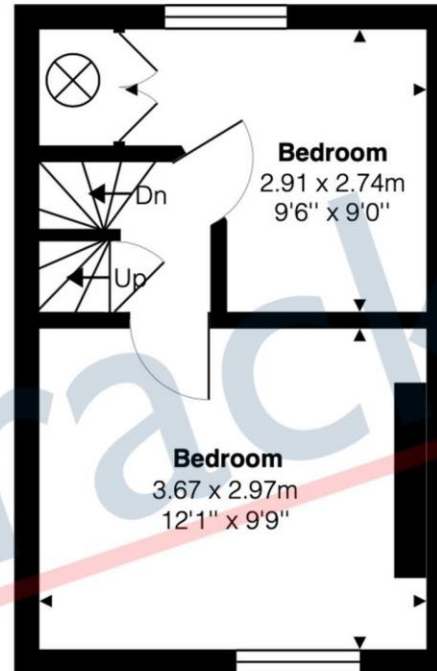
**Gross Internal Floor
Area Approx
836 sq ft (77.6 sq m)**
(Excluding Outbuilding)



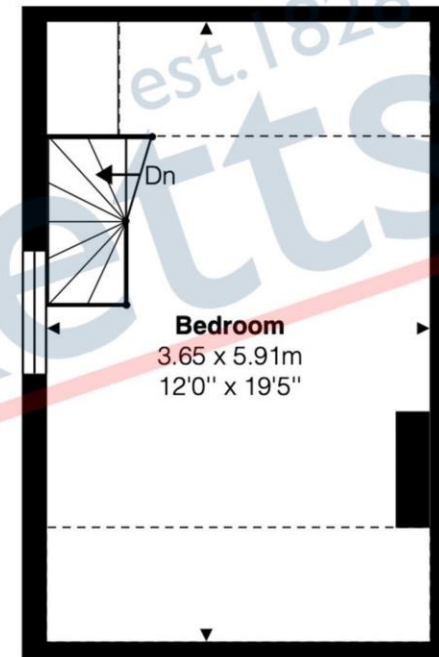
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		109
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	37	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



Ground Floor
Approx Internal Area
366 sq ft (34 sq m)



First Floor
Approx Internal Area
235 sq ft (21.8 sq m)



Secnd Floor
Approx Internal Area
235 sq ft (21.8 sq m)

Outbuilding
Approx Internal Area
56 sq ft (5.2 sq m)
(Not Shown In Correct
Location / Orientation)

