



Tye Cross

Hill Hoath Road, Chiddingstone, Edenbridge, Kent



BNP PARIBAS GROUP

A substantial bungalow for refurbishment set in extensive gardens and grounds within a highly sought-after village

A large bungalow, with potential detached annexe, set in approx. 6.9 acres of grounds, located in a highly desirable position in the historic Kent village of Chiddingstone. Now in need of complete renovation, the property offers excellent potential to create a stunning family home, with a south-and west-facing garden in a peaceful, secluded setting.

**2 RECEPTION ROOMS**

**4 BEDROOMS**

**3 BATHROOMS**

**GARDENS AND GROUNDS**

**6.9 ACRES**

**FREEHOLD**

**SEMI-RURAL**

**2003 SQ FT**

**GUIDE PRICE
£1,250,000**



The property

Tye Cross is a well-proportioned bungalow, just moments from the village's historic National Trust centre and handsome castle. The property requires complete renovation, providing an ideal opportunity for remodelling and extension or replacement (subject to all necessary consents) with all the makings of a superb detached home, set in lovely gardens and grounds.

The property has a welcoming reception hall with exposed timber beams overhead and doors leading to the well-proportioned kitchen and the generous sitting room. The kitchen is fitted and adjoining the kitchen there is a utility room providing further space for storage and appliances. The 33ft sitting room has large south-facing sliding glass doors and the adjacent conservatory provides further living space with views across the expansive gardens and grounds.

The bedroom wing offers four bedrooms, three with built-in wardrobes, including the principal with its walk-in wardrobe and en suite bathroom. The second

bedroom features extensive fitted storage along with a washbasin and corner shower unit, while a family bathroom serves the remaining rooms.

The detached potential annexe also requires complete renovation or extension (subject to the necessary consents) and could provide excellent ancillary space.

Outside

The property is set on a quiet lane which leads to Chiddingstone Castle and onwards to a small collection of residential properties, backing onto open countryside. At the front of the property gates lead to the driveway which provides plenty of parking and access to the triple garage. The garden to the rear of the house has an area of elevated patio with lawns and meadows beyond, dotted with trees and leading to an area of woodland. The potential annexe is set to the side of the house beyond which are further grounds, laid to grass with a wealth of mature trees.



Location

The property lies in a peaceful and idyllic setting on a singletrack lane in the highly sought-after village of Chiddingstone, moments from the village's historic castle and surrounded by stunning High Weald rolling countryside and the beautiful castle grounds. Chiddingstone is one of the oldest and most beautiful villages in Kent, with the village centre being under National Trust protection and featuring various historic buildings, including a pub, a local store and post office, and a parish church. The village also has an outstanding-rated primary school. Further amenities are easily accessible in Edenbridge, Sevenoaks, Tonbridge and Tunbridge Wells, which offer a wealth of shopping, supermarkets and leisure facilities, including some of the best state and independent schools in the country. The area is well-connected, with nearby Penhurst station connecting to Tonbridge with its fast commuter links, while boy road, the M25 is around eight miles away.

Distances

- Edenbridge 5.0 miles
- Tonbridge 8.5 miles
- Sevenoaks 8.5 miles

Nearby Stations

- Penhurst
- Hever
- Cowden

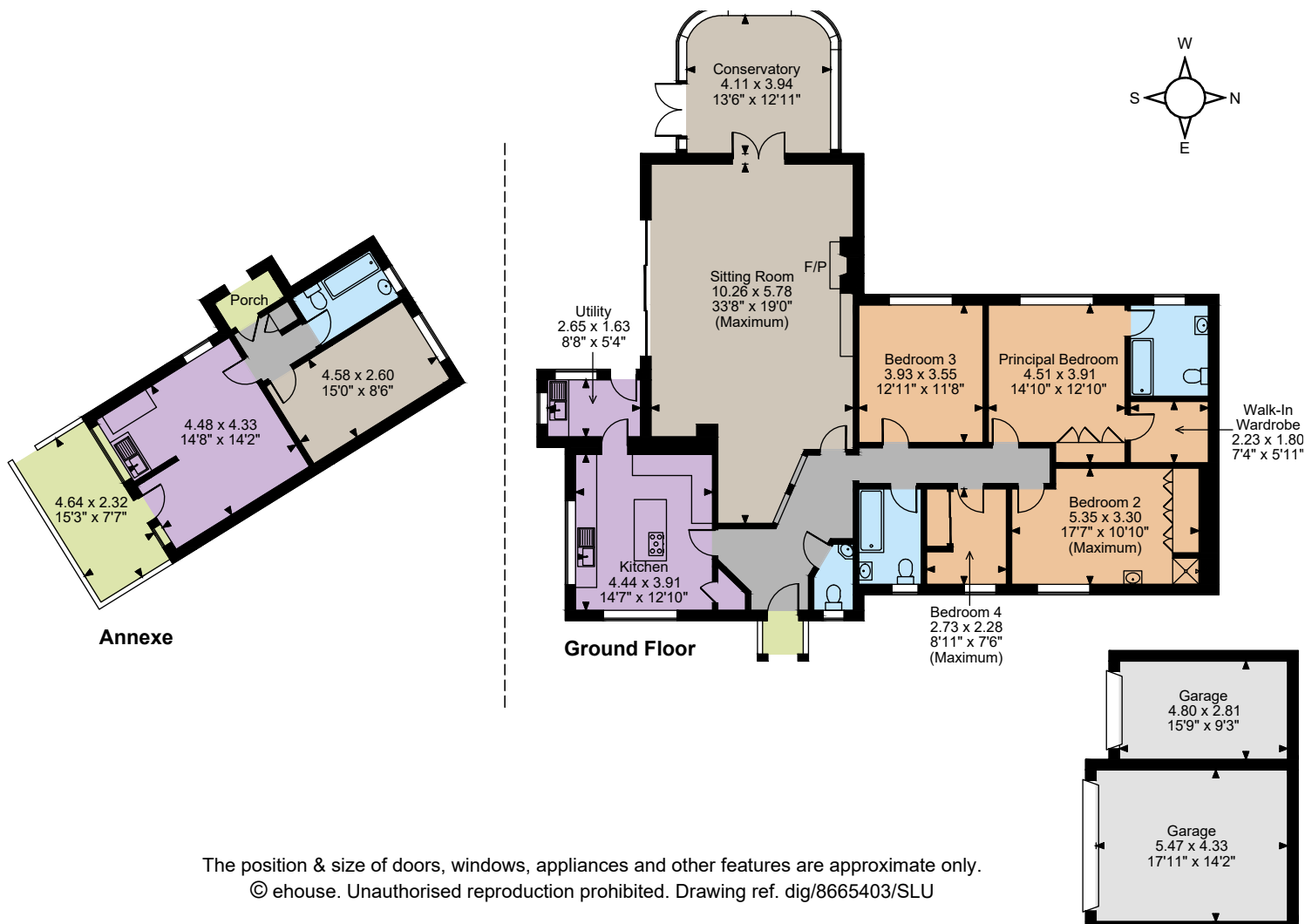
Key Locations

- Tonbridge Castle
- Hadlow Tower
- Haysden Country Park
- Penshurst Place and Gardens
- Tonbridge Racecourse Sportsground

Nearby Schools

- The Judd School
- Tonbridge Grammar School
- The Skinners' School
- Tonbridge School





Floorplans

House internal area 2003 sq ft (186sq m)
For identification purposes only.

Directions

TN8 7AB

Using what three words ///dads.commented.puns brings you to the driveway

General

Local Authority: Sevenoaks District Council

Services: Mains electricity and water. Private Drainage

(We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.)

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: F

EPC Rating: E

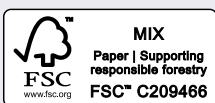
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com
struttandparker.com



@struttandparker

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