



1 Keepers Cottage, Hever nr Edenbridge





1 KEEPERS COTTAGE
Pigdown Lane, Hever
Edenbridge, Kent TN8 7LU

Hever 1.5 miles • Edenbridge 3.5 miles
East Grinstead 10 miles • Tunbridge Wells 9 miles
Sevenoaks 11 miles • M25/M26 (Junction 5) 11 miles
(All distances are approximate)

**A country cottage with adjoining
land and stables for conversion**

2 good Reception rooms • Kitchen
Utility/shower cloakroom
4 Bedrooms • Family bathroom

Garden • Parking courtyard
Stable yard with consent for conversion
Sand school • Concrete hardstanding • Paddocks

In all about 7.5 acres (3.03ha)

Guide Price : £1,275,000



Situation

The property lies within the High Weald AONB in a glorious rural location off a narrow lane. Hever, with its station and primary school, is closeby. Edenbridge also with its station is 3.5 miles, East Grinstead 10 miles, Tunbridge Wells 9 miles and to the north Sevenoaks 11 miles, crossing the A21 leading up to the M25.

A wide range of state and private schools are available locally and good leisure opportunities.

Description

Approached through its own gated entrance leading into a generous parking courtyard with surrounding lawns and a garden store, this attractive semi-detached cottage has brick elevations under a tiled roof. A small front garden has a brick path leading up to the front door opening to the hall with doors to large **sitting room** with wood burner, **dining room** with rayburn, fitted **kitchen** with a larder, **utility room** with shower/WC, stable door to back porch leading round to a small terrace area. On the first floor are **4 bedrooms** and a **family bathroom**.

The land lies immediately to the west of the house with a separate gated access off the lane leading into the **stable yard**. A **public footpath**, fenced off on both sides, also comes in at this point and bisects the land. Lined with Oaks, there is also a fenced home paddock and a separate triangular paddock on the far side. The stable yard with a separate entrance comprises 4 loose boxes together with a hay store and washdown area. **Planning consent has been granted to convert this to a 2 bedroom dwelling**. Also off this entrance is a 20m x 14m sand school together with a large 24m x 13m concrete hardstanding.

Plan

The plan shows the land outlined in red for identification purposes only.

Tenure & Possession

The property is offered freehold with vacant possession on completion.

Services (Not tested and therefore not warrantied)

Mains water and electricity are connected. Drainage to a private system. Oil fired central heating.

Fixtures & Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

Town & Country Planning

The property (not withstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the Vendor or his Agents to specify them.

The property has a largely equestrian related planning history. The recent application (22/01296/FUL) for the conversion of the existing stables to create a new 2 bedroom dwelling has been approved. A copy of this and the planning history is available from the Agents or Sevenoaks Online Planning Portal. A new application has been submitted for 6 stables on the existing hardstanding.

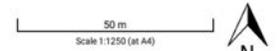


Keepers Cottage

Land App



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Local Authorities

Sevenoaks District Council 01732 227000

Council Tax & EPC

Council Tax Band E £2,542.10 (2022/2023)
EPC – E40

Directions (TN8 7LU - what3words///puns.sofa.desk)

Turn off the A264 to the east of Holtye at the B2026 junction beside the Caravan Garage, go up to Cowden Pound, turn right to Mark Beech, turn sharp left into Uckfield Lane, fork right to Pigdown Lane and the property is on the left about a 1/3 of a mile.

VIEWING

Further details from the sole agents RH & RW Clutton 01342 410122



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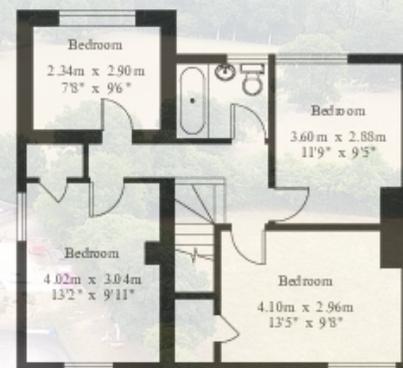
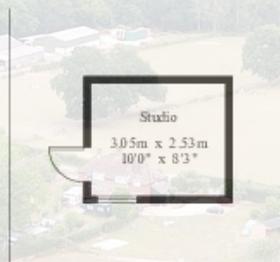
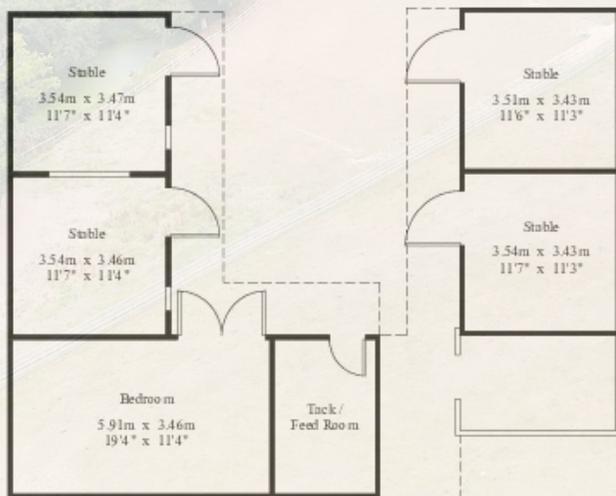
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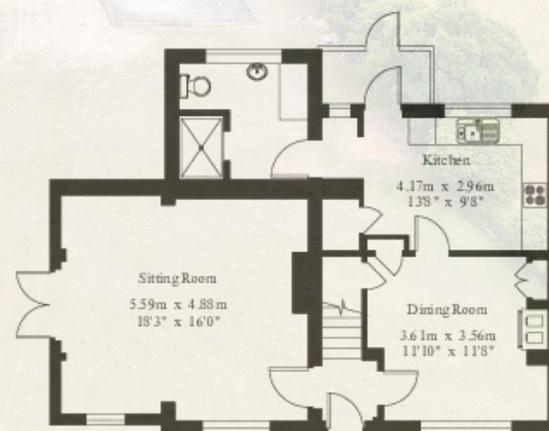
House - Gross Internal Area : 136.9 sq.m (1,473 sq.ft.)
Stables - Gross Internal Area : 77.6 sq.m (838 sq.ft.)
Studio - Gross Internal Area : 7.7 sq.m (82 sq.ft.)



For Identification Purposes Only.
2022 Wright (UK) Limited (01592) 614551



First Floor



Ground Floor