

Myrtle House, Lees Road Brabourne, TN25 6QE

Asking Price £195,000

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Nestled in the picturesque village of Brabourne, this charming one-bedroom terraced house on Lees Road offers a delightful blend of comfort and style. This quaint cottage-style home is perfect for those seeking a low-maintenance lifestyle, whether as a first-time buyer or for those looking to downsize. Upon entering, you are greeted by a bright and inviting ground floor, which is bathed in natural light thanks to a large picture window. The open-plan layout provides ample space for a cosy sofa, a dining table, and a bespoke kitchen island, complete with wall and base-hung cabinetry that adds both functionality and charm. This space is ideal for entertaining or simply enjoying a quiet evening at home.

Upstairs, you will find a generously sized double bedroom, thoughtfully designed with smartly fitted wardrobe space to maximise storage. The luxury en-suite bathroom is a lovely addition, featuring a charming window that enhances the overall appeal of the room. While the property does not include a garden or parking, it is perfectly suited for those who prefer a lock-up-and-leave lifestyle. The absence of garden maintenance is a significant advantage, allowing you to enjoy your time without the worry of upkeep. Additionally, the generous village green, visible from the front window, offers a lovely spot to relax and enjoy the warm summer sunshine.



This delightful home in Brabourne is a rare find, combining modern living with the charm of village life. It presents an excellent opportunity for anyone looking to embrace a simpler, yet fulfilling lifestyle in a beautiful setting. Brabourne Lees is a charming village nestled in the heart of Kent, England, offering residents and visitors a blend of rural tranquillity and essential amenities. Surrounded by the picturesque landscapes of the North Downs, the village provides a serene environment ideal for those seeking a peaceful lifestyle.

Local Amenities - Residents benefit from a well-stocked convenience store that caters to daily necessities. Adjacent to the store is the Brabourne Lees Post Office, located on Lees Road, which offers a range of services including cash withdrawals, deposits, and various postal solutions. The village boasts the Five Bells Inn, a quintessential English country pub with a history dating back to the 16th century. Overlooking the rolling hills of the North Downs, the pub has been recognized as Kent Life Pub of the Year and offers a selection of locally sourced food and beverages. It serves as a central hub for community gatherings and social events.



Education - For families, Brabourne Church of England Primary School provides quality education for children aged 5 to 11. With a total enrollment of approximately 105 pupils divided into four classes, the school emphasizes high standards, creative learning experiences, and a nurturing environment. Parents have expressed appreciation for the school's friendly, family-like atmosphere and its focus on individual student development.

Community and Lifestyle
Brabourne Lees offers a vibrant community spirit, with the village hall hosting various activities such as Pilates, yoga, Tai Chi, and karate. The central village green provides a communal space popular among families and dog walkers, enhancing the village's appeal as a family-friendly location. Overall, Brabourne Lees combines the charm of countryside living with convenient amenities and a strong sense of community, making it a desirable place to reside in Kent.



- **Charming One Bedroom, Mid Terrace Cottage**
- **A superb reception room with glorious picture window to front**
- **Compact, yet useful kitchen/diner to rear with timber island**
- **Having undergone sympathetic refurbishment by current owner**
- **Principal bedroom boasting en-suite shower room**
- **On street parking (No permit required)**
- **Walking distance to village green - Ideal for dog walkers**
- **Idyllic Brabourne Lees village location**
- **EPC Rating: (77) C - Council Tax Band: B**
- **This property does not benefit from a garden - Ideal for those longing for low-maintenance**

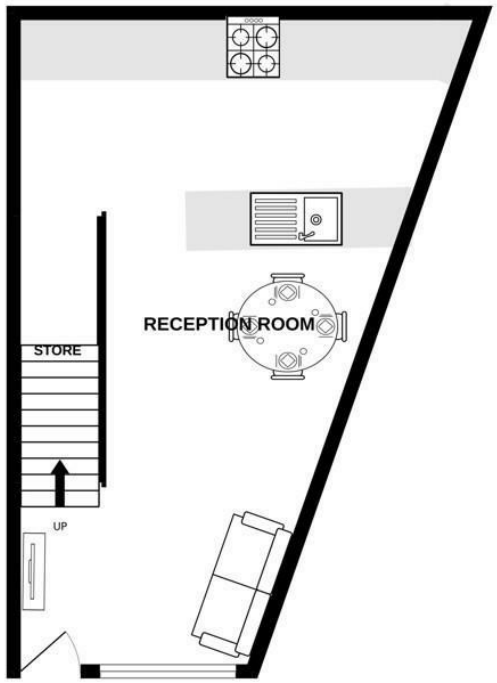




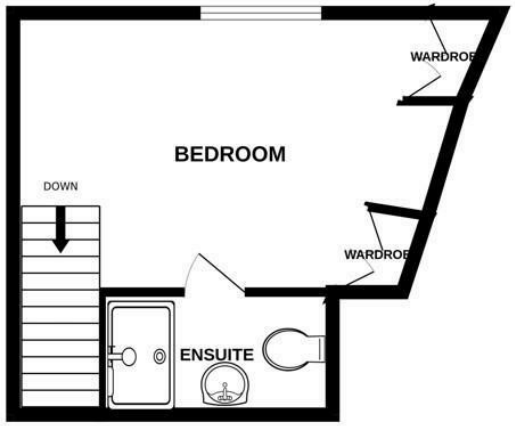




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

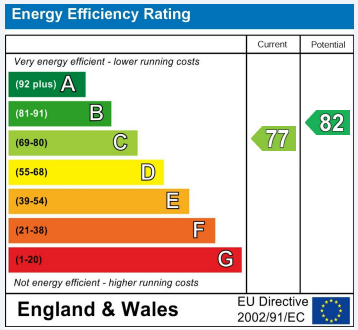
Please contact ashford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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