



Little Knowle Bungalow, Pearsons Green Road, Brenchley, Kent TN12 7DB

Guide Price £650,000

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A Delightful Detached Bungalow with Panoramic Countryside Views Occupying an elevated position with outstanding views across the surrounding countryside, this charming three-bedroom detached bungalow offers an exciting opportunity for modernisation and extension (subject to planning permission). With generous gardens and huge potential, the property could be transformed into a substantial family home that fully maximises its breathtaking setting. Inside, the accommodation includes a bright sitting room with a fireplace and a large front-facing window to take in the stunning outlook. The kitchen enjoys lovely views over fields to the rear. A central hallway leads to three well-proportioned bedrooms and the family bathroom. In addition, there is a useful lobby/utility area off the kitchen and a store room. The property sits within a garden measuring approximately 0.435 of an acre, primarily laid to lawn with mature hedging at the front. A driveway provides access to the house and offers generous off-road parking with space to create more if required. This is a rare opportunity to create a beautiful countryside home in a superb location — early viewing is highly recommended.

- A Detached 3 Bedroom Bungalow
- Un-Paralled Views over countryside
- Lots of Potential to Extend and Renovate (subject to planning)
- 0.435 of an Acre Garden
- Sitting Room with Fireplace and Large Window
- Kitchen with Views Across Fields
- Inner Hallway
- 3 Bedrooms
- Side Lobby with Storage Cupboards & Storeroom
- Driveway with Generous Parking





LOCATION:

The village offers, doctors' surgery and dispensary, along with a fine church, primary school, pub and a village club. For more comprehensive shopping, Paddock Wood (3 miles away) has a Waitrose supermarket conveniently located near the mainline station and several other shops, whilst Tunbridge Wells offers a wide choice of amenities including two theatres, a multiplex cinema, health clubs, restaurants, cafes, bars and hotels.

There are many highly regarded schools in the area, both state and private. An excellent primary school, Brenchley and Matfield Primary, is a few minutes up the road. There are many highly regarded state and private schools in Tonbridge and Tunbridge Wells and the surrounding area. Secondary options also include several highly sought-after grammar schools, including Tunbridge Wells Girls Grammar School, Tunbridge Wells Boys Grammar, Tonbridge Grammar School for Girls, Tonbridge School, Weald of Kent Grammar, Judd and Skinners.

Paddock Wood station has mainline services to London Charing Cross (via London Bridge and Waterloo East) and to London Cannon Street, services from 52 minutes. About four miles away is the A21 dual carriageway which links directly to the M25 London orbital motorway and thereby a national motorway network, Gatwick and Heathrow airports.

Additional Information:

Council Tax Band: G



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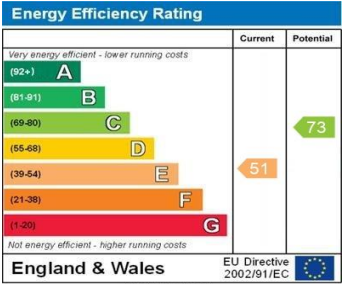
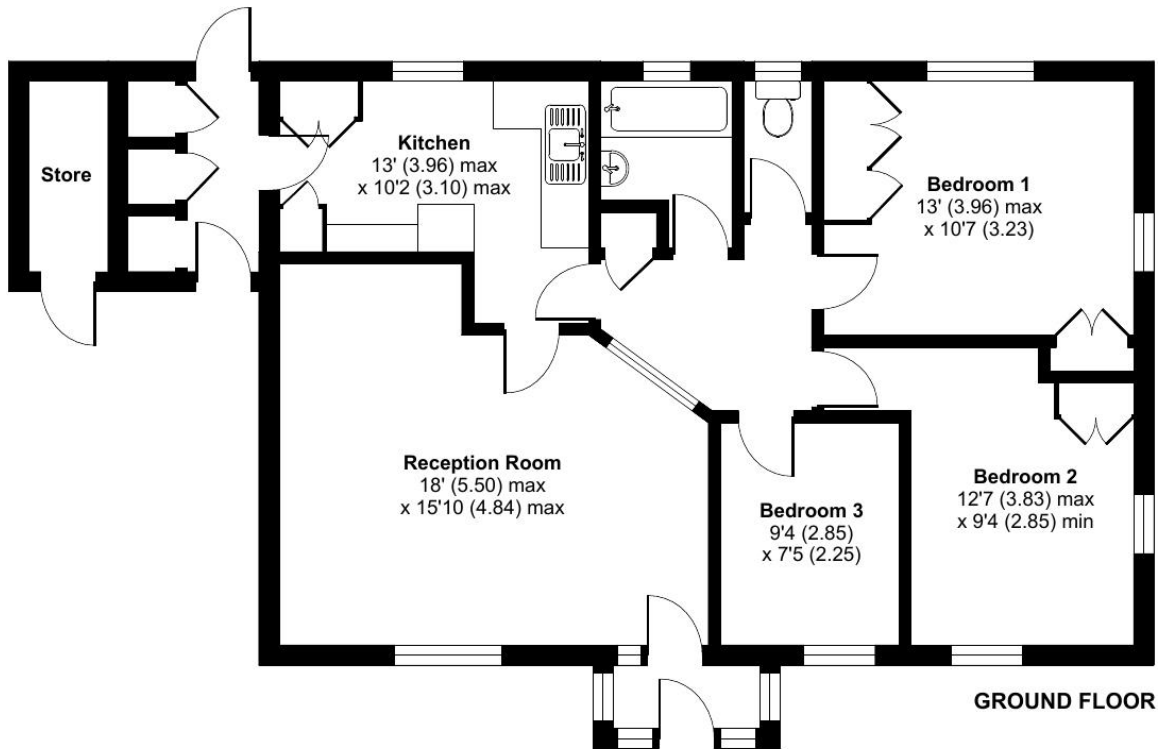
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Approximate Area = 920 sq ft / 85.5 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 947 sq ft / 88 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts llp. REF: 1348617

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