



# Alexandre Boyes



Lincolns Inn Cottage, Alders Road, Capel, TN12 6SU



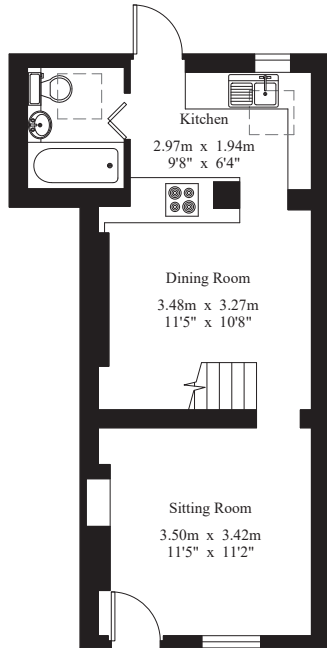
**01892 354080**  
[www.alexandre-boyes.co.uk](http://www.alexandre-boyes.co.uk)



Sitting Room, Dining Room, Kitchen, Ground Floor Bathroom, Two Bedrooms, Garden, Parking, No Chain

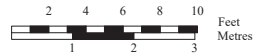
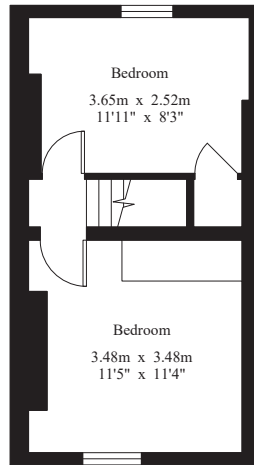
A delightful two bedroom country cottage with the benefit of a beautiful cottage garden and off street parking. Viewing highly recommended.

The Dovecote Inn is a short walk away, and local amenities are situated in Five Oak Green only a three minute drive from the property. Paddock Wood Station offers direct links to London, Ashford International, and Canterbury.



**Lincolns Inn Cottage**

Gross Internal Area : 59.9 sq.m (644 sq.ft.)



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A copy of the full Energy Performance Certificate is available on request.

Score	Energy Rating	Current	Potential
92+	A		97A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 (E)	
21-38	F		
1-20	G		

**IMPORTANT NOTES**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of any contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. 3. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agents.

