



Great Oaks Cottage Claygate Cross, Shipbourne – TN11 9RX

£425,000  
est. 1828  
**bracketts**





# Great Oaks Cottage Claygate Cross

Shipbourne, Tonbridge

- Detached Colt Bungalow
- Two Bedrooms
- 'L' Shaped Living Room / Dining Room
- Kitchen
- Family Bathroom
- Driveway
- Enclosed Rear Garden
- Idyllic Countryside Setting
- Beautiful Far Reaching Views To The Front
- No Onward Chain

Bracketts are delighted to offer for sale a unique opportunity to purchase a detached, two-bedroom colt bungalow, in a lovely countryside setting in the Hamlet of Claygate in Shipbourne. The property comprises entrance hallway, two bedrooms located at the front, an 'L' shaped dining room / living room, separate kitchen and family bathroom. The property also benefits from a fitted staircase leading up into the loft which provides a very generous amount of extra space, ideal for working from home or potentially other accommodation. Outside, there is a driveway to the front, providing off road parking and the rear is an enclosed garden mainly laid to lawn. The property boasts stunning far reaching views over the surrounding countryside to the front and is being offered for sale with no onward chain. An internal inspection comes highly recommended.

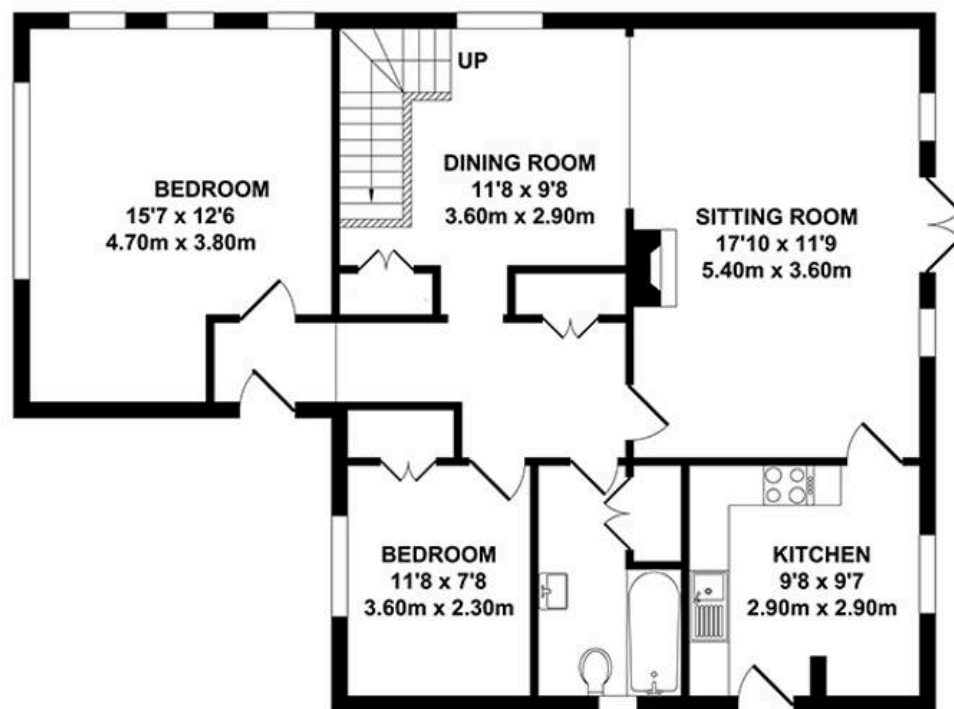
Council Tax band: E

Tenure: Freehold

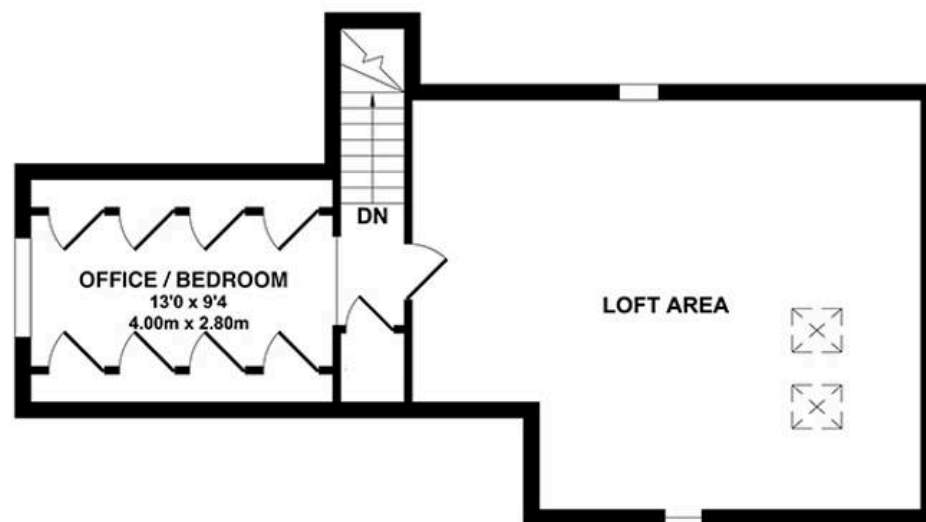








**GROUND FLOOR**  
**APPROX. FLOOR AREA**  
**636 SQ.FT.**  
**(59.12 SQ.M.)**



**FIRST FLOOR**  
**APPROX. FLOOR AREA**  
**494 SQ.FT.**  
**(45.88 SQ.M.)**

**TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.00 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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