



Capel Grange Villas, Five Oak Green, Kent, TN12 6QU

Guide Price £675,000 - £700,000

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Offered for sale is this well presented four-bedroom, semi-detached family home, situated in the popular village of Five Oak Green. The property is within easy reach of the village amenities; including Post Office, General Store, Capel Primary School is situated at the bottom of the road. Capel Gym (Private Gym and Studio situated in the centre of the village. The neighboring towns of Paddock Wood, Tonbridge and Tunbridge Wells are approximately 2, 4, and 6 miles distant respectively with local amenities, primary & secondary schools and mainline stations to London. The property offers flexible living arrangements. Comprising to the ground floor, entrance hall, dining room, leading to sitting room with log & coal fired burner, bi folding doors open to the rear conservatory with underfloor heating & electric blind. Further more there is a utility room and a modern fitted kitchen / breakfast room with under floor heating. The kitchen area is equipped with high - spec fitted appliances and a central breakfast island. an ideal space for entertaining friends and family. To the first floor, there is a family bathroom, four bedrooms with the principal bedroom boasting en suite facilities. Externally the property offers a block paved driveway to the front with private gates leading to a large space with large garden shed, oil fired heating tank, large, detached workshop with power & light (3 phase electric) which subject to necessary planning consent a detached double garage could be erected or an annex of simple used as further off-street parking. There is a beautiful established rear garden with an array of mature shrubs, plants & trees, a detached summer house with shower room, WC, wash hand basin and air conditioning, entertaining space complete with outdoor pizza oven and a private tranquil Japanese garden can be found to the rear of the plot. beyond that fields, countryside, and farmlands. This a unique property and we recommend viewing at your earliest convenience.

Four Bedrooms

Semi Detached Family Home

Five Oka Green Village Location

Close to Local Amenities in the Village and
Nearby Town of Paddock Wood

Kitchen / Breakfast Room

Tow Reception Rooms

Large Rear Conservatory

Large Space to the Side of the property *
Ideal for Garage / Annex Subject to
Necessary Consents

Established Rear Garden With Zonal
Entertaining Areas

Viewing Highly Recommended

EV Charge Point





LOCATION: Tonbridge

Paddock Wood has a range of shops (including Waitrose) and a mainline station with links to London as well as Ashford International for the Eurostar. Larger nearby towns Tonbridge and Tunbridge Wells both offer an excellent range of shops, schools and leisure facilities with further facilities available at the County Town of Maidstone. The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network, Gatwick and Heathrow airports, Ashford International (Eurostar) and Bluewater Shopping Centre.

There are a good number of well-regarded schools in the local area.

Paddock Wood Station (London Bridge from 45 minutes). Tonbridge 8 miles (London Bridge from 35 minutes). Tunbridge Wells 9 miles. Maidstone 10 miles. M26(J2a) 11 miles. Bluewater shopping centre 26 miles. Ashford International station 27 miles. Gatwick airport 32 miles. London 40 miles. (All times and distances approximate)

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

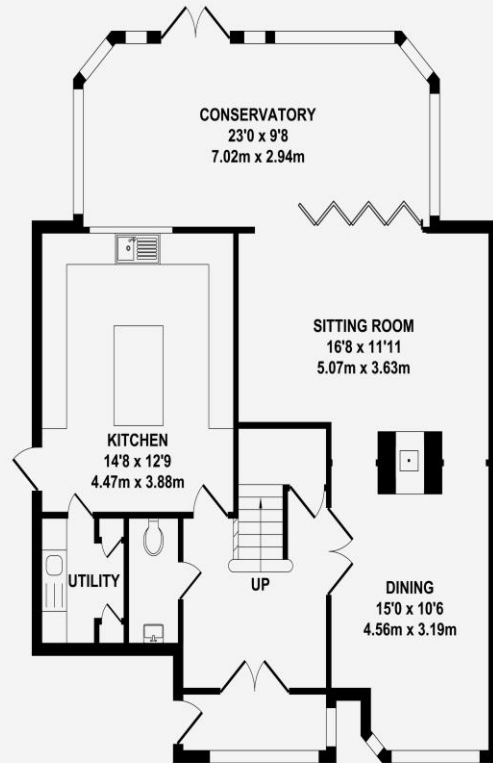
ADDITIONAL INFORMATION:

Council Tax Band E

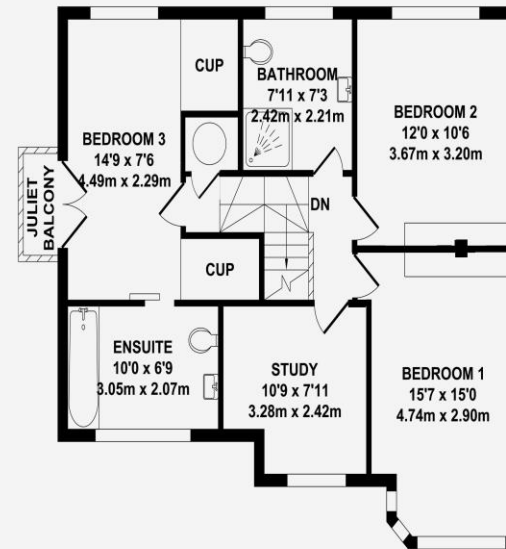
Double Glazed Windows



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GROUND FLOOR
APPROX. FLOOR AREA
970 SQ.FT.
(90.07 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
704 SQ.FT.
(65.45 SQ.M.)

TOTAL APPROX. FLOOR AREA 1674 SQ.FT. (155.52 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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