



Diamond Cottages, Five Oak Green, Kent, TN12 6SY

Guide Price £375,000 - £400,000

When experience counts...

est. 1828
bracketts

Offered for sale is this immaculately presented three-bedroom, family home forming part of a quiet private cul de sac in 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 neighbouring towns of Paddock Wood, Tonbridge and Tunbridge Wells are approximately 2, 4, and 6 miles distance respectively. Internally the property is immaculately presented throughout and comprises entrance hall, sitting room, kitchen / dining room. Stairs to first floor, family bathroom and two bedrooms. Stairs to second floor lead to further double bedroom with views across fields. externally the property offers an enclosed rear garden with Indian stone patio, mainly laid to lawn with side borders housing an array of plants and shrubs. Additional benefits include a timber shed and convenient side and rear pedestrian access.

Three Bedrooms

Arranged Over Three Floors

Semi Detached Village Centre
Property

Close to Local Amenities

Sitting Room

Open Plan Kitchen / Dining Room

Family Bathroom

Rear Garden

Views Over Countryside

Viewing Highly Recommended





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

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:

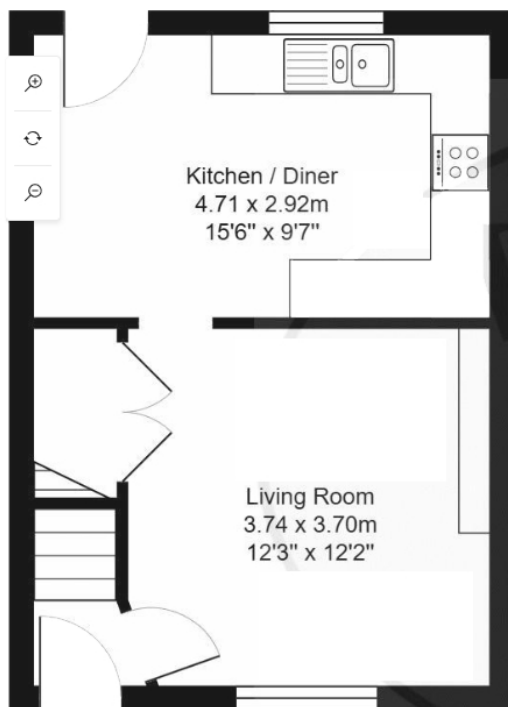
Council Tax Band C

Double Glazed Windows

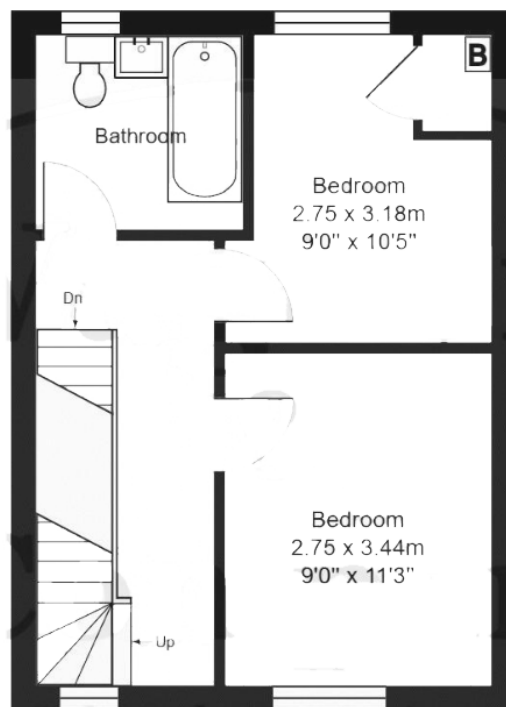
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



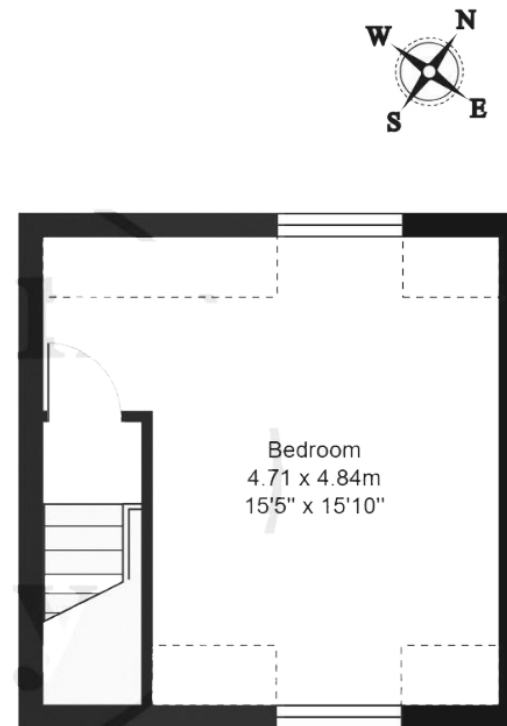
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Ground Floor
Area: 31.8 m² ... 342 ft²



First Floor
Area: 31.8 m² ... 342 ft²



Second Floor
Area: 22.8 m² ... 245 ft²



TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 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.