



Five Oak Green Road, Five Oak Green, Tonbridge Kent, TN12 6RW

**£675,000 Freehold**

When experience counts...

est. 1828  
**bracketts**



Bracketts are pleased to present this deceptively spacious detached family home, offering well-proportioned accommodation with excellent potential. Upon entering, you're welcomed by an impressive entrance hall with a striking galleried landing that immediately sets the tone for the space and light throughout. The double-aspect living room features a charming fireplace—currently housing a gas fire but suitable for a log burner—and French doors opening onto the garden. The generously sized dining room is open plan to the large kitchen. Additional ground floor features include a spacious utility room, cloakroom, and a cloaks cupboard. There is also a versatile room currently used as a large double bedroom, which could equally serve as a home office or playroom. There is a further ground floor bedroom. Upstairs, the main bedroom benefits from an en-suite shower room, there are three further bedrooms and a brand new four-piece bathroom. The loft is boarded, with a fitted ladder and lighting, and may offer conversion potential (subject to the necessary permissions). Outside the property enjoys a private, low-maintenance garden with a level lawn and patio area - ideal for outdoor entertaining. A double garage with automatic doors and ample driveway parking complete the external offering.

- SIX BEDROOM DETACHED HOUSE
- VILLAGE LOCATION
- FLEXIBLE ACCOMMODATION
- DOUBLE GARAGE
- WELL PRESENTED THROUGHOUT
- BEAUTIFUL COUNTRYSIDE WALKS CLOSE BY
- LOVELY ENTRANCE HALLWAY AND GALLERIED LANDING
- VIEWING ADVISED!





## LOCATION:

Five Oak Green is a charming village offering a peaceful setting with easy access to local amenities and transport links. It features a large recreation ground with play areas for all ages, an outdoor gym, football and cricket clubs, and a highly regarded preschool in the village hall. The property is located in the heart of the village, just over a mile from Paddock Wood, which offers a wide range of shops and services including a Waitrose, doctor's surgery, bank, Costa Coffee, butcher, Greggs, Barsley's Department Store, Putlands Sports Centre, and a primary school. The popular Turmeric Gold Indian Restaurant is just 2.5 miles away. Nearby towns such as Tonbridge (5.5 miles) and Tunbridge Wells (6 miles) provide even more shopping, dining, and leisure options. There are excellent local schools including: Primary schools in Five Oak Green, Brenchley, and Horsmonden. Grammar schools in Tonbridge, Tunbridge Wells, and Cranbrook. Mascalls Academy in Paddock Wood. Independent schools such as Tonbridge School, Sevenoaks School, Kent College (Pembury), and several well-known prep schools. Paddock Wood station (1.6 miles) offers regular trains to London Charing Cross and Cannon Street Tonbridge station (5.4 miles) is another convenient option. The A21 provides quick access to the M25, Gatwick and Heathrow Airports, and the Channel Tunnel/ports.

## Additional Information:

Council Tax Band: F



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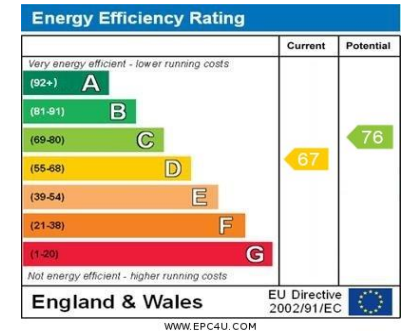
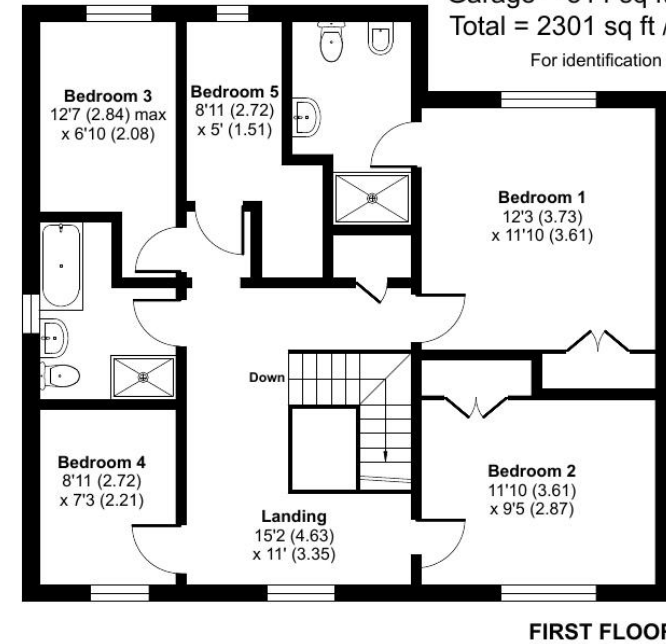
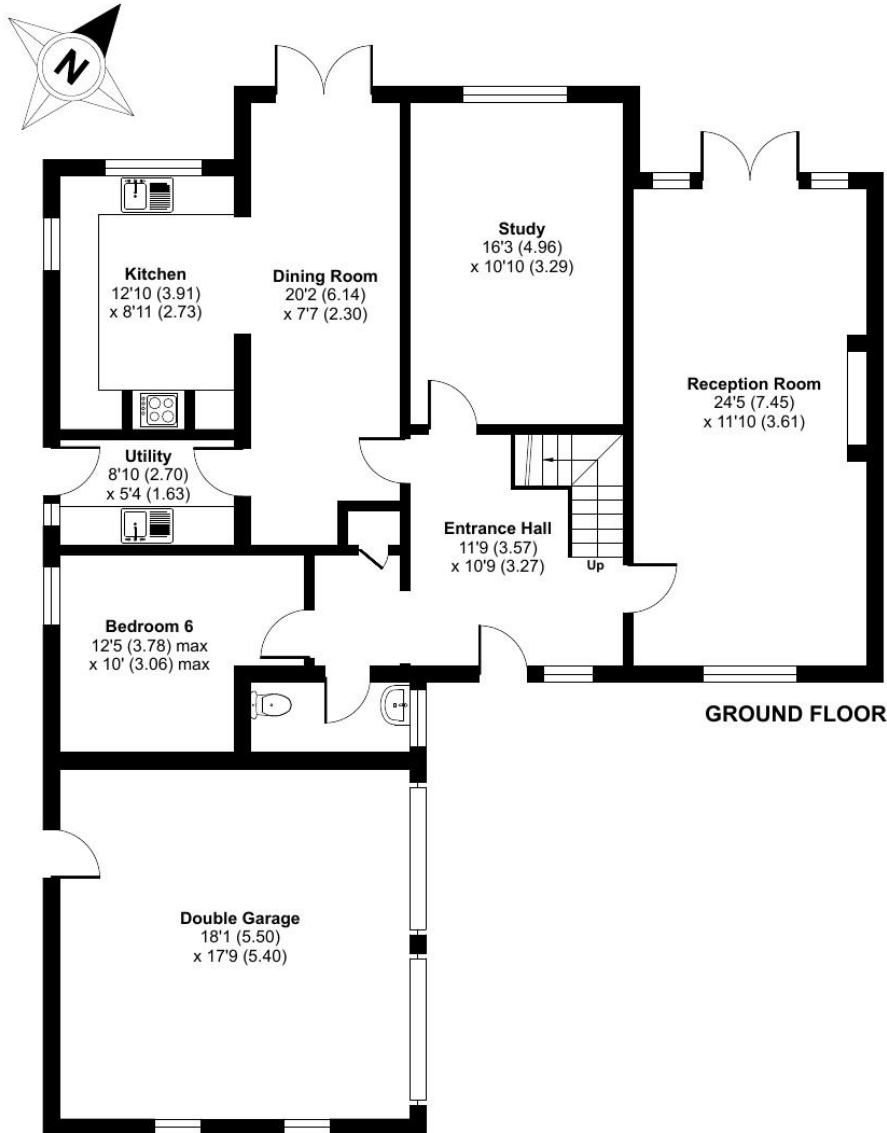
# Five Oak Green Road, TN12

Approximate Area = 1987 sq ft / 184.6 sq m

Garage = 314 sq ft / 29.2 sq m

Total = 2301 sq ft / 213.8 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). © nchecon 2025. Produced for Bracketts llp. REF: 1315642

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