



Tolhurst Road, Five Oak Green, Kent, TN12 6TN

Guide Price £700,000

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Offered for sale is this immaculately presented five-bedroom, three-bathroom semi-detached house forming part of a quiet 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 distant respectively. The property offers flexible living arrangements across its 2,300 square feet. Comprising to the ground floor, entrance hall, sitting room / playroom, ground-floor bedroom complete with floor-to-ceiling fitted wardrobes and an en-suite bathroom. Cloakroom WC, a separate utility room, and an impressive 28ft by 26ft open-plan modern kitchen / dining & family room with bi-folding doors, underfloor heating & skylights. The kitchen area is equipped with high-spec fitted appliances and a large central breakfast island. an ideal space for entertaining friends and family. The first floor a stunning principal bedroom complete with a walk-in dressing room and en-suite bathroom, along with three additional double bedrooms and a family bathroom. Externally the property offers a block paved driveway for four cars, and a large south facing garden at the rear that offers views over fields, countryside and farmlands.

Five Bedrooms

Extended Semi Detached Family Home

Cul De Sac Location

Views Across Fields

Two En Suite Bedrooms

Sitting Room / Play Room

Large Open Plan Modern Kitchen / Dining & Family Room

Block Paved Driveway Four Cars

Flexible Living

Large Rear Garden





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 D

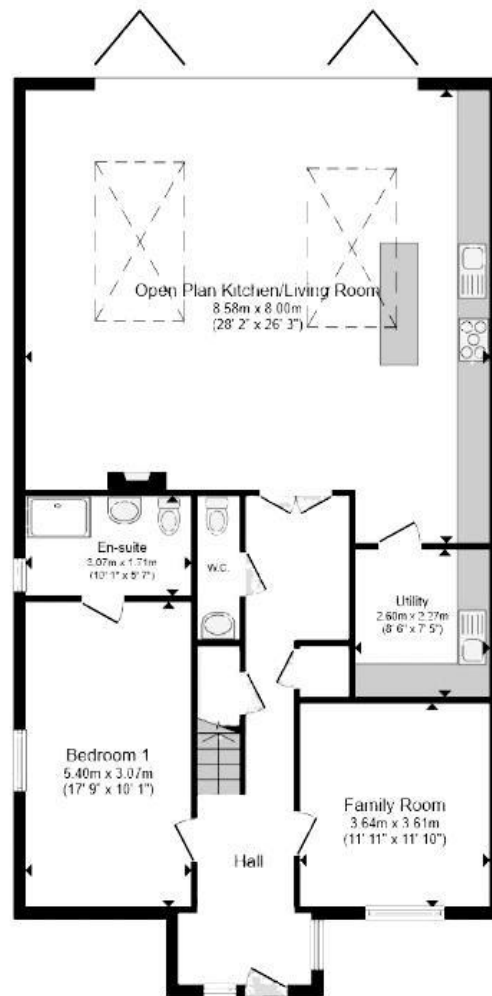
Double Glazed Windows

Underfloor Heating Rear Extension

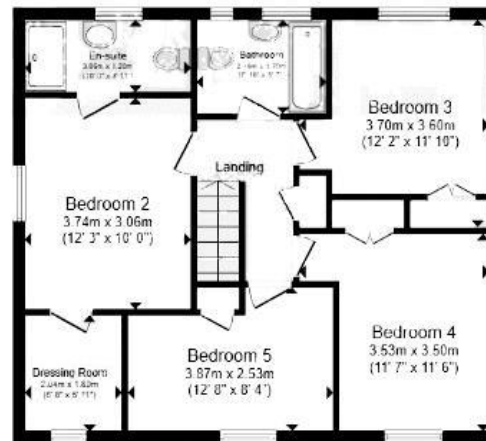
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



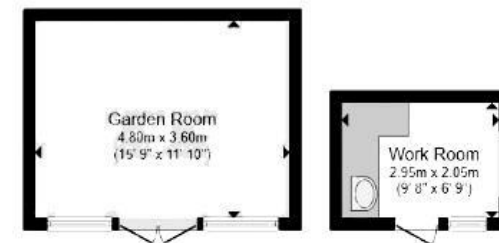
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Ground Floor



First Floor



Outbuilding

Total floor area 213.8 m² (2,302 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.