



8 Rochester Place Sychem Place, Five Oak Green, Tonbridge, TN12 6TR

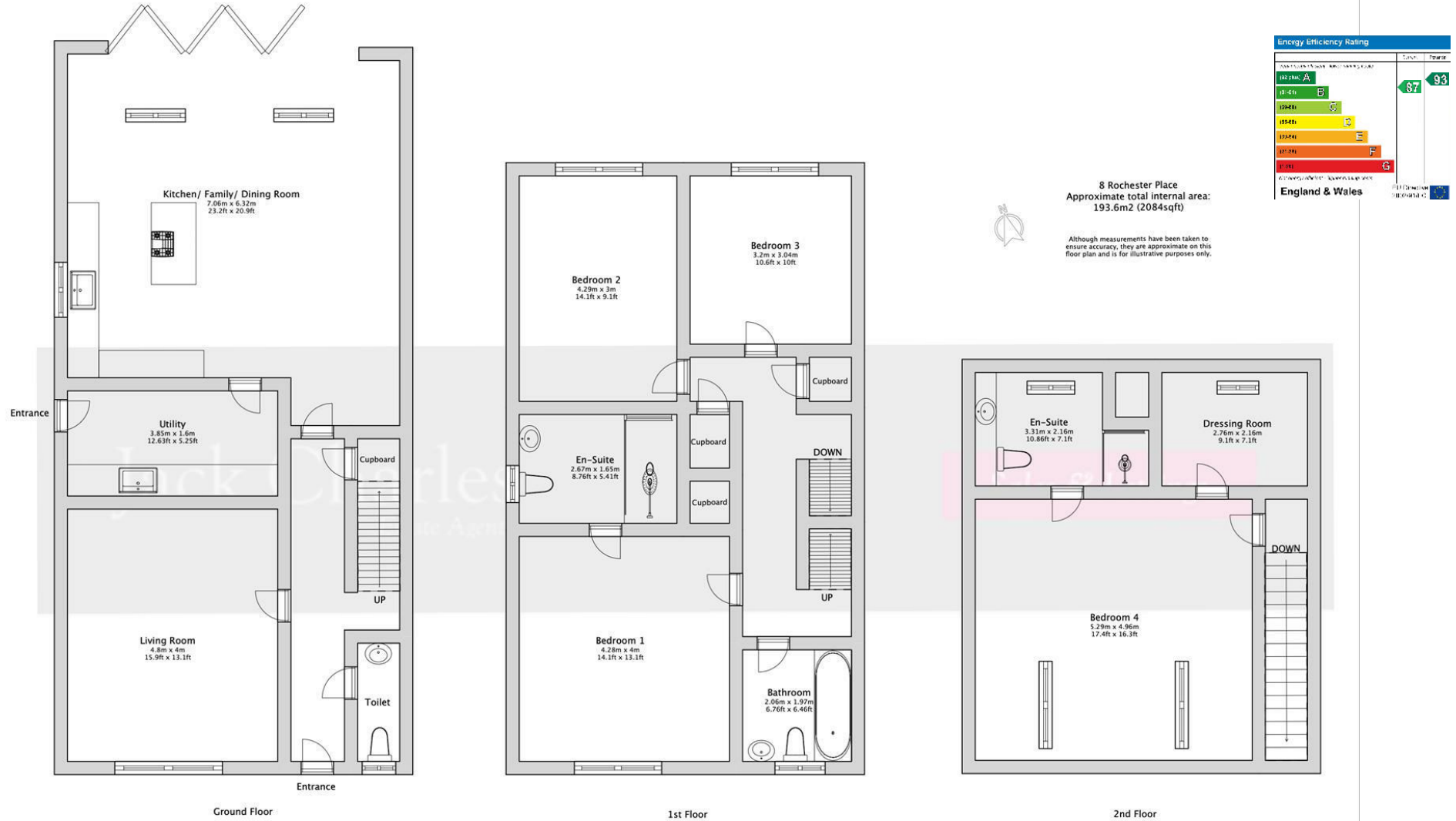
Asking price £595,000

Jack Charles
Estate Agents

Sales & Lettings

- Brand New Four Bedroom House
- Open Plan Kitchen / Family / Dining Room
- Cloakroom / WC
- Protek 10 Year Structural Warranty
- Master Suite With Ensuite & Dressing Room
- Separate Living Room
- Rear Garden
- Further Ensuite Bedroom & Family Bathroom
- Utility Room
- Parking WITH CHARGING POINT

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this last remaining spacious Brand New four bedroom semi-detached house situated in a small exclusive development on the outskirts of Five Oak Green.

This stunning home benefits from well appointed accommodation ranging over three floors comprising entrance hall, cloakroom/WC, Open plan kitchen/family/dining room with bi-folding doors leading to the garden and separate sitting room. There is a utility room completing the ground floor.

To the first floor there are three bedrooms, one with ensuite and a family bathroom and to the second floor is a super master suite with ensuite dressing room and ensuite shower room.

Outside to the front is a private drive providing parking for two cars and electric car charging point and to the rear is an enclosed rear garden with Indian sandstone paving, outside power point and tap.

Main Features

- Designer kitchen individually designed in-frame shaker style with quartz worktops and upstands, appliances including induction hob, multifunction double oven, dishwasher, fridge/freezer. Separate utility room.
- Luxury bathroom and en suites with contemporary vanity units, heated towel rails and tiled flooring.
- Four double bedrooms - two bedrooms are en suite.
- Engineered oak flooring throughout the ground floor.
- Windows, doors, internal joinery, fittings and finishing touches - high performance double-glazed cream windows and front doors, oak traditional interior doors, wall finishes with Farrow and Ball soft white or similar.
- Heating and hot water - underfloor heating to ground floor, radiators to first floor, gas central heating system powered by high efficiency combi boiler.
- Electrical and lighting LED downlights and pelmet lighting in kitchen, extractor system in cloakroom and all bathrooms, LED downlighters in bathrooms.
- Protek 10 year structural warranty.

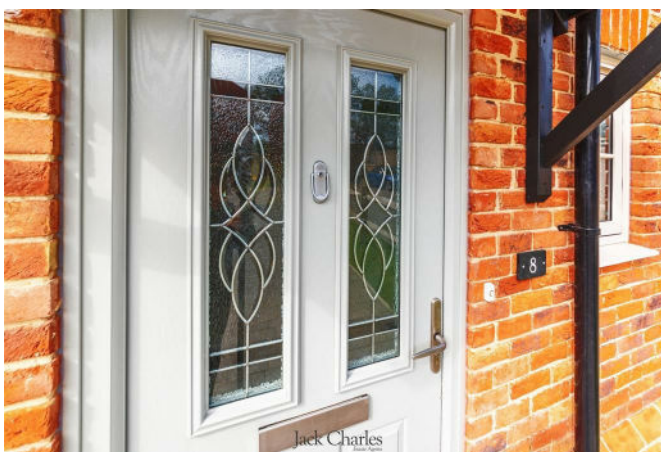
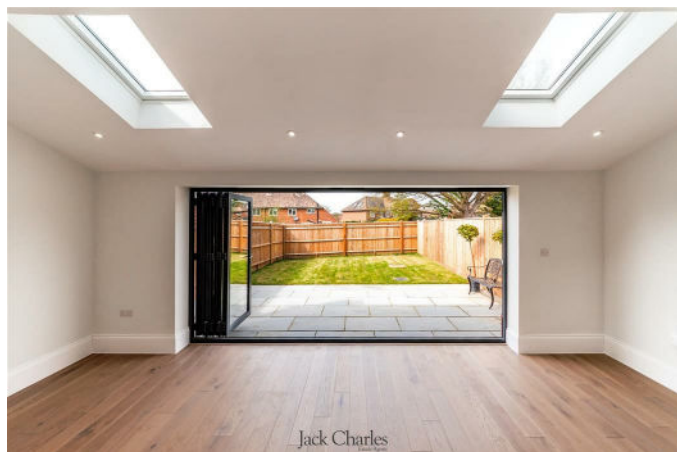
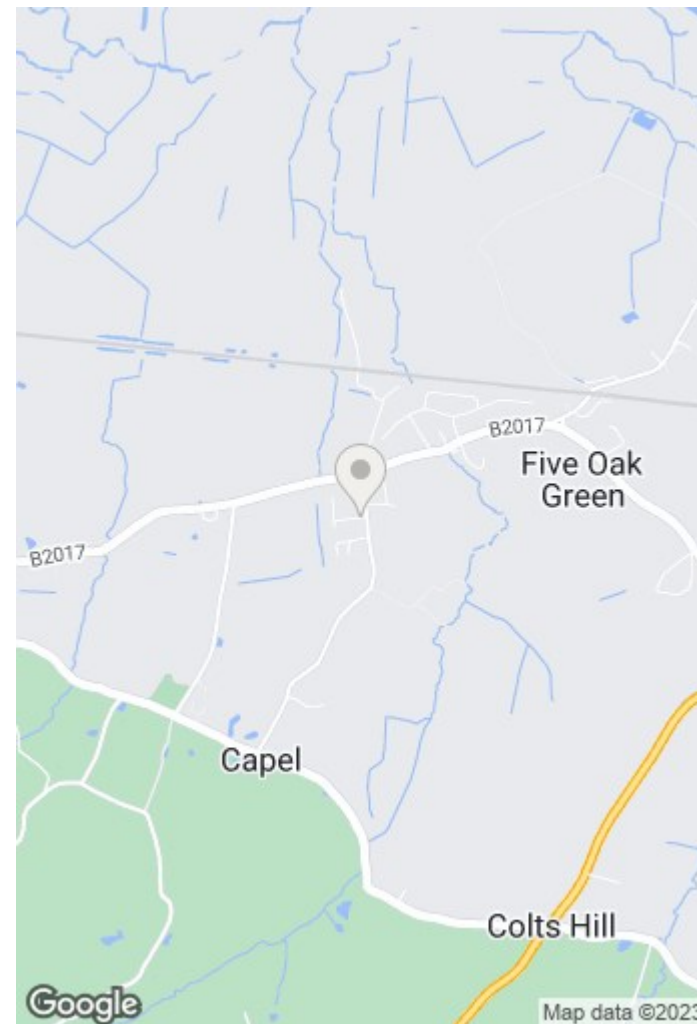
Situation

This wonderful development is situated on the outskirts of the Village of Five Oak Green. The town of Paddock Wood and mainline station is just over a mile away, with good range of shopping facilities including a Waitrose supermarket, doctors surgery, bank, Costa Coffee, butcher, Greggs, Barsley's Department Store, Putlands Sports and Leisure Centre and primary school and the well-known and well-thought of Tumeric Gold Indian Restaurant is just 2.5 miles away. Tonbridge (5.5 miles) and Tunbridge Wells (6 miles) provide further comprehensive range of shopping and leisure facilities.

State and private schools: Primary schools in Five Oak Green, Brencley and Horsmonden, grammar schools in Tonbridge, Tunbridge Wells and Cranbrook, Mascalls Academy in Paddock Wood, Tonbridge and Sevenoaks public schools, Kent College, Pembury. Preparatory schools at Somerhill and Hilden Grange (Tonbridge), Marlborough House and St Ronan's (Hawkhurst) and Dulwich Prep (Cranbrook).

Mainline rail: Paddock Wood (1.6 miles) with fast and frequent commuter services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Tonbridge station is a good alternative, just 5.4 miles.

Communications: The M25 can be accessed via the A21, linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel/ports.





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