



Flittons Colts Hill, Five Oak Green, Tonbridge, Kent, TN12 6SJ

Guide Price £850,000 - £895,000

Jack Charles
Estate Agents

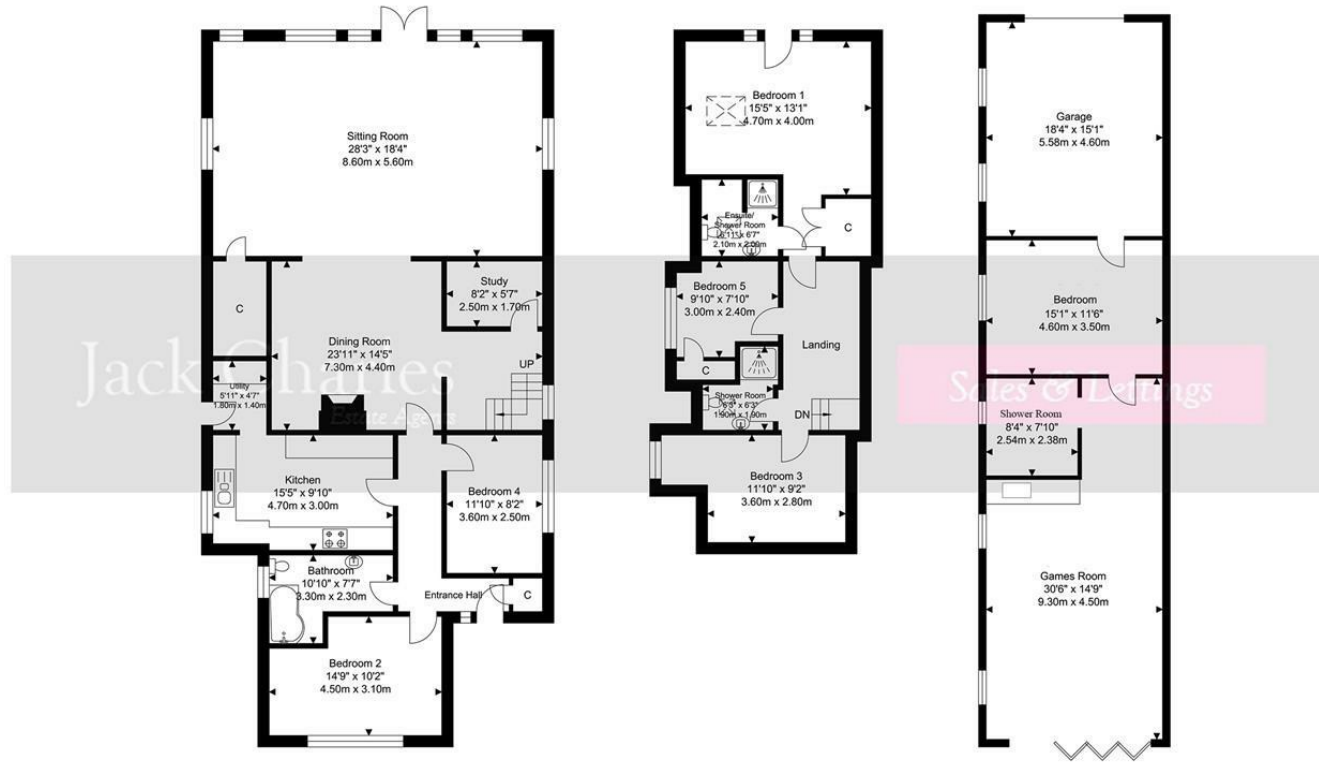
Sales & Lettings

- Asking Price £850,000
- Fitted Kitchen / Utility Room
- 925 Sq Ft Outbuilding

- 1.5 Acres
- Large Openplan Family Room
- Study & Large Store Room

- Five Beds & Three Bathrooms
- Dining Room
- Formal Gardens & Paddock

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.



Ground Floor
Approximate Floor Area
1507.00 SQ.FT.
(140.00 SQ.M.)

First Floor
Approximate Floor Area
630.00 SQ.FT.
(58.40 SQ.M.)

Outbuilding
Approximate Floor Area
925.37 SQ.FT.
(85.97 SQ.M.)

TOTAL APPROX FLOOR AREA 3060.93 SQ. FT / 284.37 SQ. M
For Identification Purposes Only.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating Summary: Current rating is 45, Target rating is 66.

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles has the pleasure of offering for sale this super opportunity to purchase a substantial extended detached chalet style bungalow offering over 2100 sq.ft of versatile accommodation comprising five bedrooms and enjoys a magnificent open plan sitting room with superb views over the garden and countryside beyond. The property sits on a plot that extends to just under 1.5 acres which include a paddock and formal landscaped gardens, there is also the benefit of a very large 925 sq.ft detached barn / outbuilding which could be used as a variety of uses and subject to relevant permissions has the potential of being a substantial annexe or split into offices. It is currently divided into several rooms including a games room, garage store, shower room and a further studio / office / gym. To the front of the main property is plenty of off road parking for several cars and access via the side to the rear.

To ground floor is an entrance hallway with coats cupboard, two downstairs bedrooms and a bathroom, newly fitted kitchen with a comprehensive range of wall, base and drawer units with Corian worktops, integrated appliances, there is also a utility area with a door to the side and space and plumbing for a washing machine and dryer. The dining room has a built-in dresser and a large opening leading into a vast family room with underfloor heating, French doors opening out to a raised patio enjoying far reaching views over the garden and countryside beyond. There is also a study room and a further large storage cupboard. To the first floor there is a master bedroom with a Juliet balcony enjoying the countryside views and the benefit of an en-suite shower room. There are two further bedrooms with a separate shower room and wc.

Viewings are recommended.

Location

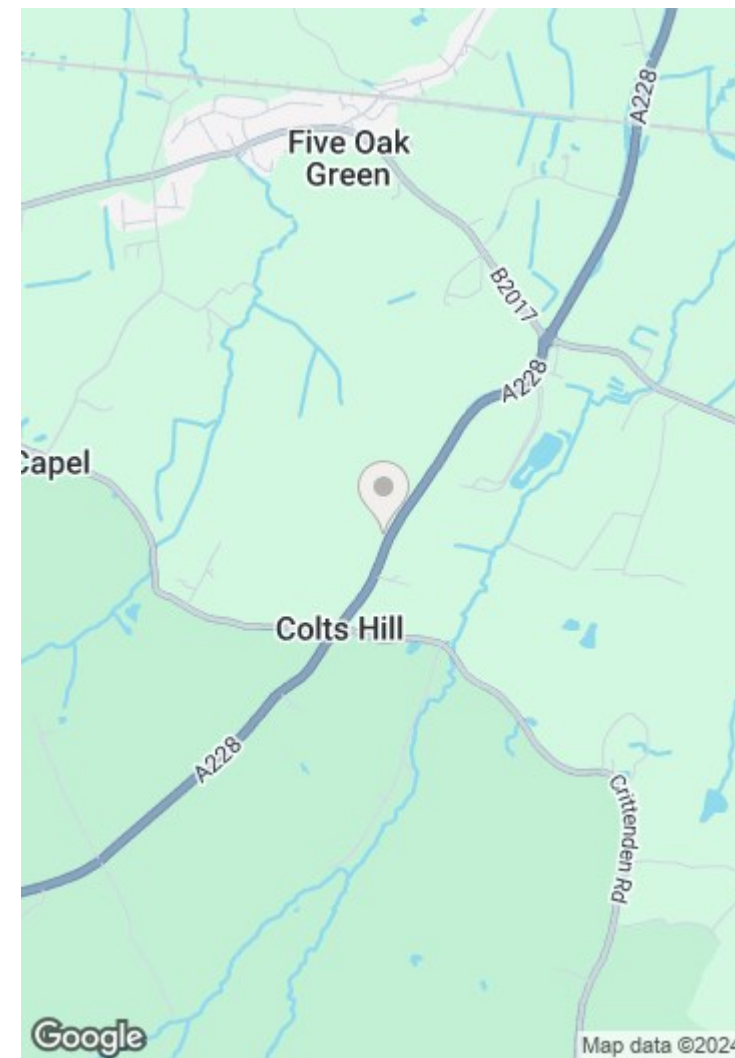
The property is located on the outskirts of Tunbridge Wells between Pembury and Paddock Wood. Paddock Wood train station provides a service to Cannon Street, London Bridge and London Charing Cross via Waterloo East. Close by there is a range of shops serving everyday needs: Waitrose, Chemist, Butchers, Hardware stores and Doctors surgery. Pembury offers Tesco's supermarket and newsagents. Tunbridge Wells town centre is approximately 5 miles away with its more extensive range of shopping, recreational and entertainment facilities.

Comprehensive Shopping: Tunbridge Wells (5.4 miles), Tonbridge (4.7miles), Bluewater Shopping Centre (30 miles).

Schools: There are many highly regarded schools in the area both state and private including Grammar Schools in both Tunbridge Wells and Tonbridge for both boys and girls.

Mainline rail service: Tunbridge Wells (5.5 miles), Tonbridge (5 miles) and Paddock Wood (2.3 miles). www.southeasterntrains.co.uk

Communications: The A21 provides links to M25 and other motorway networks, Gatwick and Heathrow Airports and the coast.





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