



Hartlake Oast House Hartlake Road, Golden Green, Tonbridge, Kent, TN11 0BL

Offers in the region of £1,100,000

Jack Charles  
Estate Agents

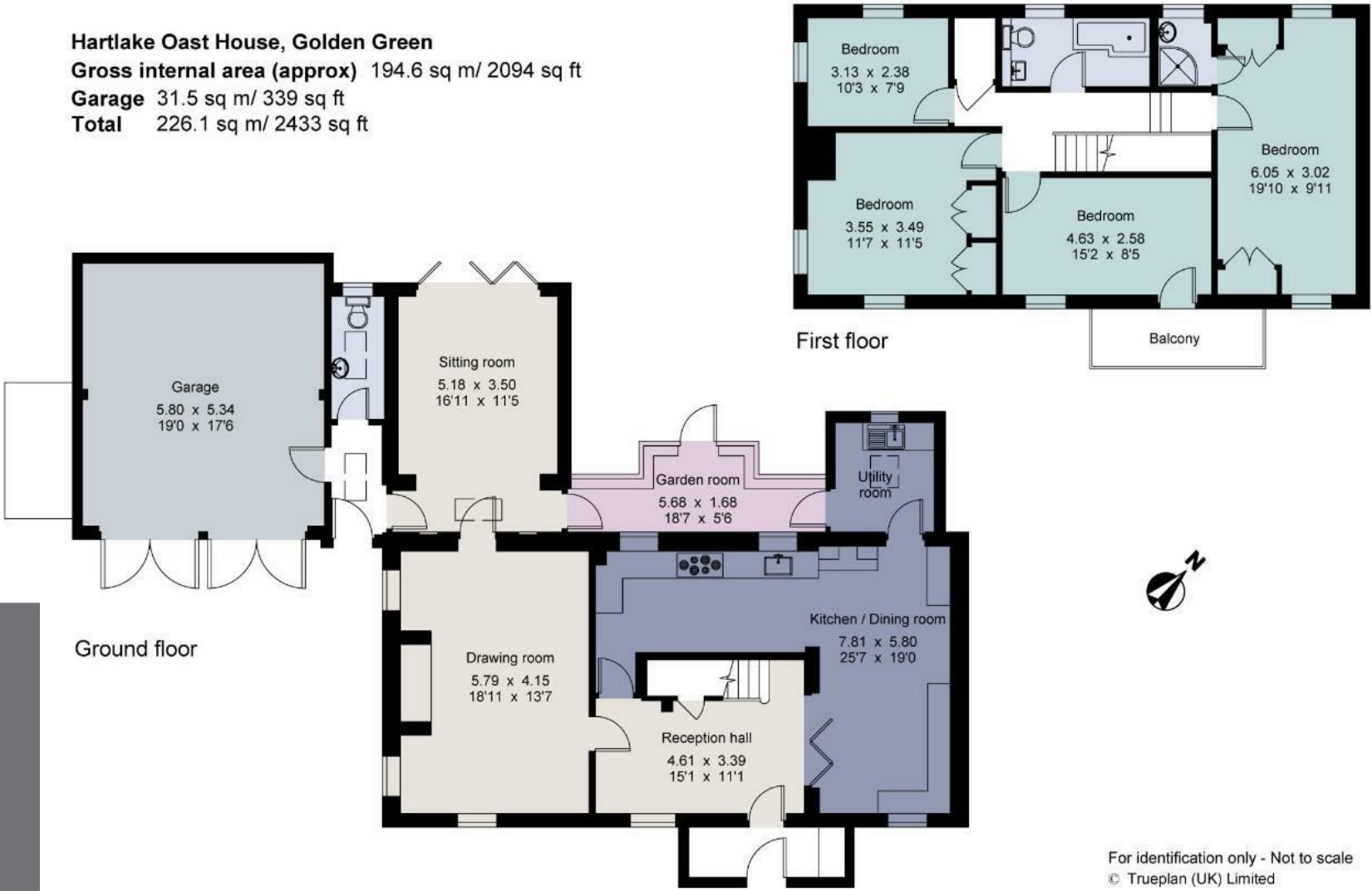
Sales & Lettings

**Hartlake Oast House Hartlake**  
**Road, Golden Green, Tonbridge,**  
**Kent, TN11 0BL**

**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.

- Stunning Grade II Listed Oast
- Superb Rural Location
- Tonbridge MLS Approx 4 Miles
- Hadlow Village Close By
- Beautifully Presented
- Gravel Drive & Double Garage
- Three Main Reception Rooms
- Four Bedrooms
- 0.7 Acre With Wonderful Views
- High Standard Presentation

**Hartlake Oast House, Golden Green**  
**Gross internal area (approx)** 194.6 sq m/ 2094 sq ft  
**Garage** 31.5 sq m/ 339 sq ft  
**Total** 226.1 sq m/ 2433 sq ft



For identification only - Not to scale  
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## To Be Sold

Hartlake Oast House is a charming and beautifully presented Grade II listed property that has been subject to considerable improvement by the current owners. The property forms part of a three roundel Oast and is set within a unique semi-rural position offering a fabulous and picturesque setting on the edge of Golden Green village with its pub and village hall and uniquely is just a short drive from day to day amenities in Hadlow 1.9 Miles away with the larger towns of Tonbridge (4 miles) offering more extensive amenities and well regarded schooling with Mainline Rail Services: Tonbridge (4.3 miles) to London Bridge/Charing Cross/Cannon Street. The property is centrally positioned with well-maintained grounds of approx 0.7 acres and internally offers a well-appointed layout with a high standard finish considered ideal for family occupation and entertaining and boast high ceilings, large windows, wooden flooring and some decorative exposed timbers with each window on each floor offering wonderful views. A generous square footage of 2,094 is on offer with the property enjoys a balanced layout which in principal comprise a generous hall with stairs rising, a double aspect drawing room with an open brick fireplace and a lovely sitting room with bi-folding doors to the rear terrace. There is also a feature glazed timber framed garden room with an attractive outlook and direct access onto the rear garden. The generous L Shaped kitchen/dining room is dual aspect and is fitted with a bespoke range of wall and base units with a dresser and bench seating. There is a range style cooker. Completing this floor is a cloakroom and access to the spacious double garage. Arranged over the first floor are four double bedrooms, all with an attractive outlook over the gardens and two have far reaching views. One bedroom has an impressive vaulted ceiling and an en suite shower and a second bedroom has a door to the feature balcony. Attractive mature gardens are found to front and rear

## Setting & Grounds

The house is approached over a gravel drive which leads to the house, a parking area and the double garage which has an adjoining log store. (The double garage does have lapsed planning to be converted into further accommodation) The front garden is principally laid to lawn with established flowering trees, shrub beds and flowers. There is a terrace area enclosed by trellis and featuring a brick barbeque and pizza oven which provides an excellent area for al fresco dining. The rear garden comprises a generous terrace with a level lawn extending the length of the garden enclosed by mixed evergreen hedging with an ornamental cherry tree. To the rear of this area is a vegetable garden with two fruit trees and beds and a second compost area. The gardens as a whole provide a wonderful backdrop to the property and a high degree of privacy and in total amount to about 0.7 acres.

## Tonbridge Location

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, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, 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 a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. Comprehensive Shopping: Tonbridge (4 miles), Sevenoaks (12.1 miles), Tunbridge Wells (9.2 miles) and Bluewater (28.7 miles). 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).

