



Ambleside Grange Reeds Lane, Shipbourne, Tonbridge, TN11 9RR

£5,950 Per month

Jack Charles  
Estate Agents

Sales & Lettings

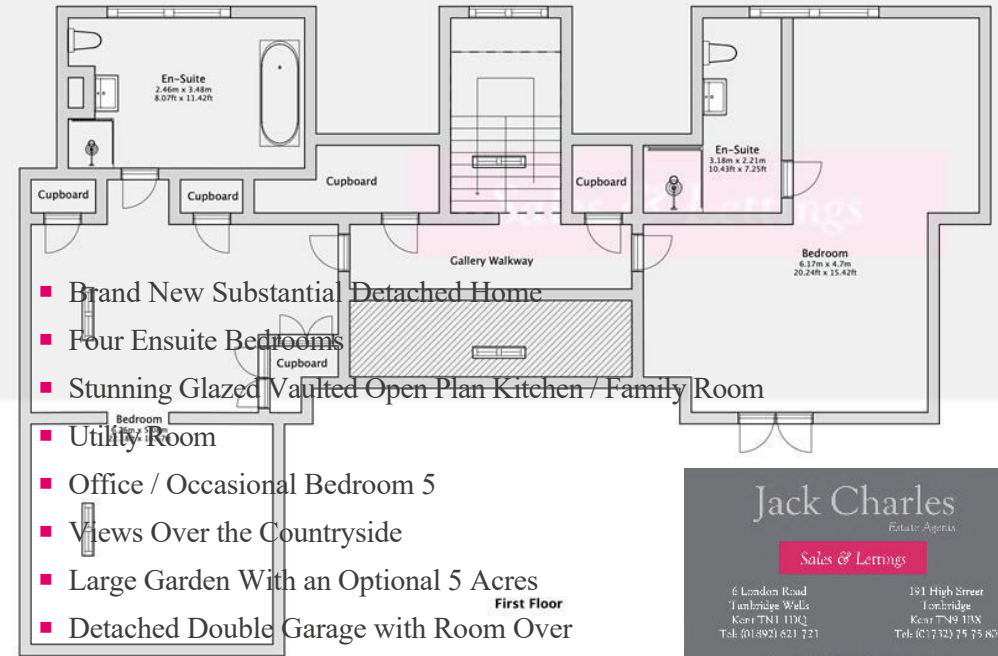
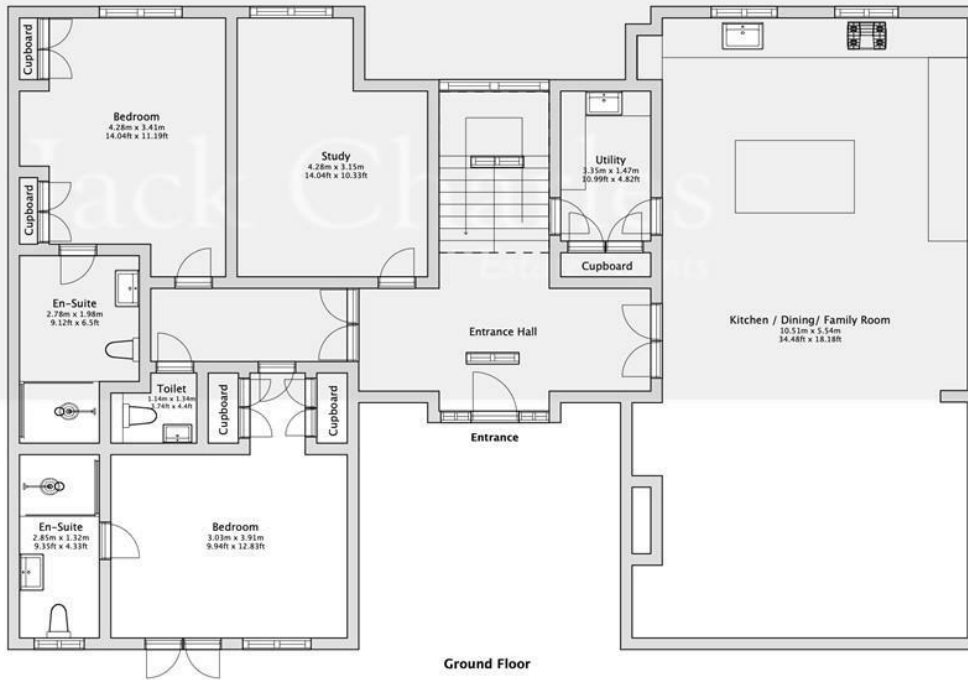
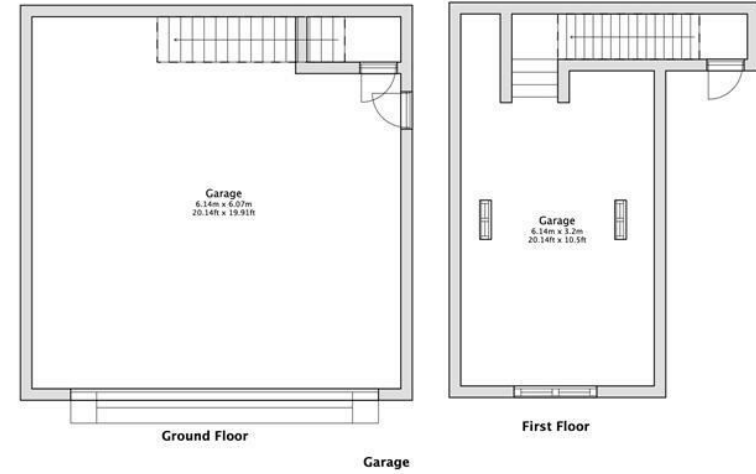
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

**Ambleside Grange**

Approximate total internal area:  
224.95m<sup>2</sup> (2421.34sqft)

Approximate total internal area inc garage:  
281.87m<sup>2</sup> (3034.02sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



- Brand New Substantial Detached Home
- Four Ensuite Bedrooms
- Stunning Glazed Vaulted Open Plan Kitchen / Family Room
- Utility Room
- Office / Occasional Bedroom 5
- Views Over the Countryside
- Large Garden With an Optional 5 Acres
- Detached Double Garage with Room Over
- In and Out Driveway
- Available end of April

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## To Be Sold

A truly stunning detached newly built home in large gardens with an optional 5 acres. The property is arranged over two floors with 4 ensuite bedrooms, a full-height vaulted entrance and turned stairs. Stunning open plan kitchen / dining / living room with a glazed vaulted family area and two sets of fold-away doors to both the front and side. There is a good sized 2nd reception room that could double up as bedroom 5.

The master bedroom has a large walk-in dressing room and a stylish contemporary ensuite with a freestanding bath and separate shower. The bedroom has a stunning aspect to the front and a Juliette balcony which enjoys the stunning surrounding countryside, as does the second bedroom over the fields to the rear.

Ambleside Grange is approached over a long drive which leads to a private in and out drive leading to a detached double garage with a room above, ideal as an office or studio. The gardens are lawned with two large paved terraces and there is the option to have the use of 5 acres of additional land to the front.

Available end of April

## Shipbourne

Ambleside Grange is situated in a very sought after village of Shipbourne, close to nearby Plaxtol which offers a range of amenities including a general store, post office, public house, church, recreation ground and a primary school.

Comprehensive Shopping: Tonbridge (5.6 miles), Sevenoaks (7 miles), and Bluewater (20 miles).

Mainline Rail Services: Sevenoaks to Charing Cross/London Bridge/Cannon Street/Waterloo East (7.4 miles). Borough Green (4 miles) to London Victoria.

Primary Schools: Ightham, Plaxtol & Shipbourne.

State Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall

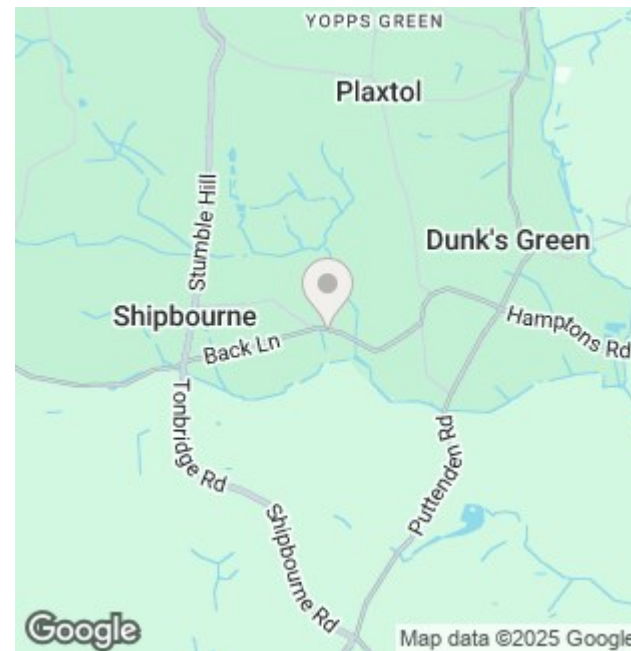
Secondary Schools. Sevenoaks, Solefields and New Beacon

Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Plaxtol Council 'Environmental Picnic Field' and dog walking field in the village. Wildernesse Golf Club and Knole Golf Club in Sevenoaks, and Nizels Golf & Leisure Centre in Hildenborough. Sevenoaks Leisure Centre.

## Agents Note

Rent excludes tenancy deposit payment and any other permitted fees.



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





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