



1 Redwood Park, Capel, Tonbridge, TN12 6WB.

Guide Price £995,000

Jack Charles  
Estate Agents

Sales & Lettings

- Detached Family House
- Kitchen / Breakfast Room
- Study
- Five Bedrooms
- Triple Aspect Living Room
- Utility Room
- Ensuite & Family Bathroom
- Dining Room
- Lovely Gardens, Drive & Double Garage

■ **\*\*Guide Price: £1,100,000 - £1,200,000\*\***

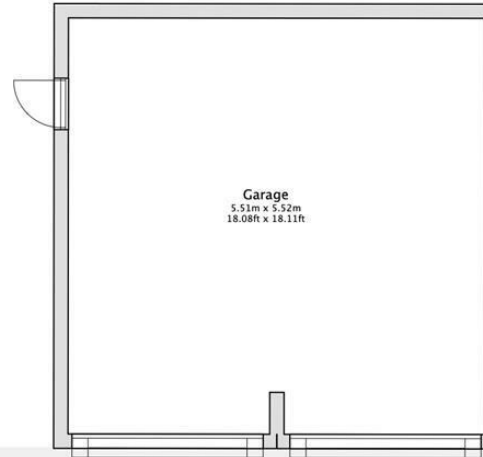
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

**1 Redwood Park Capel**

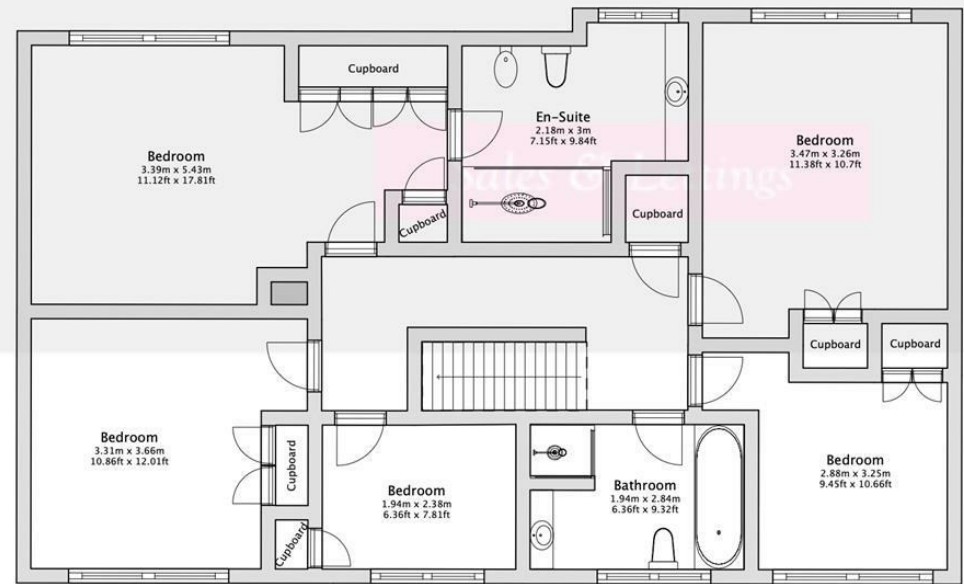
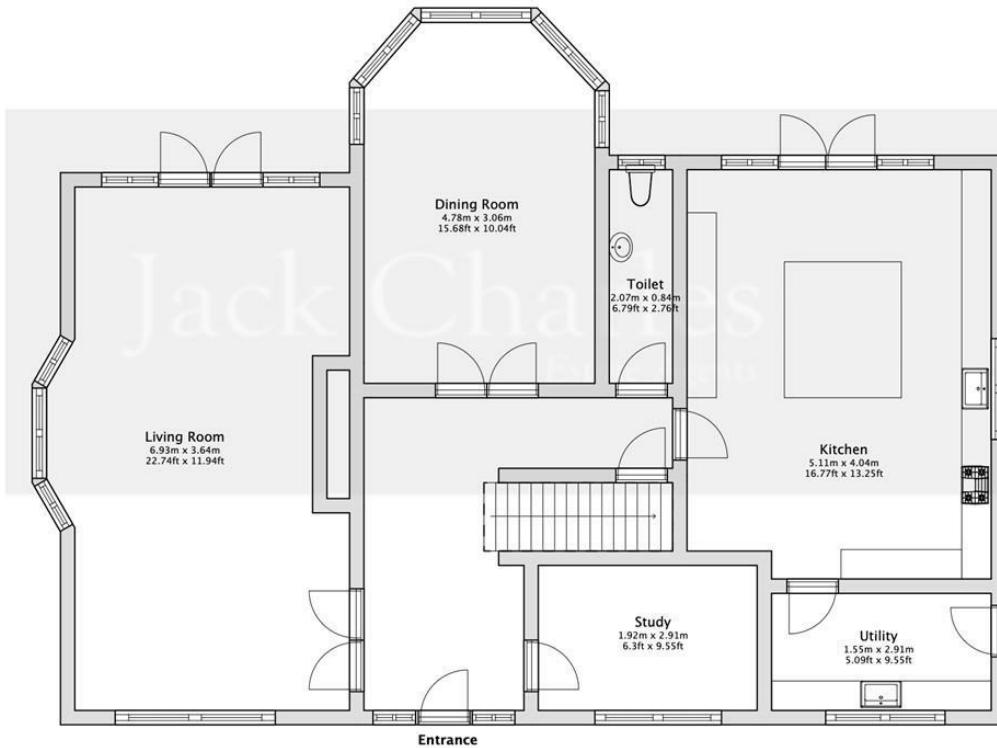
Approximate total internal area:  
171.64m<sup>2</sup> (1847.52sqft)

Approximate total internal area inc Garage:  
202.06m<sup>2</sup> (2174.96sqft)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		91
(81-91)	B		
(69-80)	C		70
(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	



**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

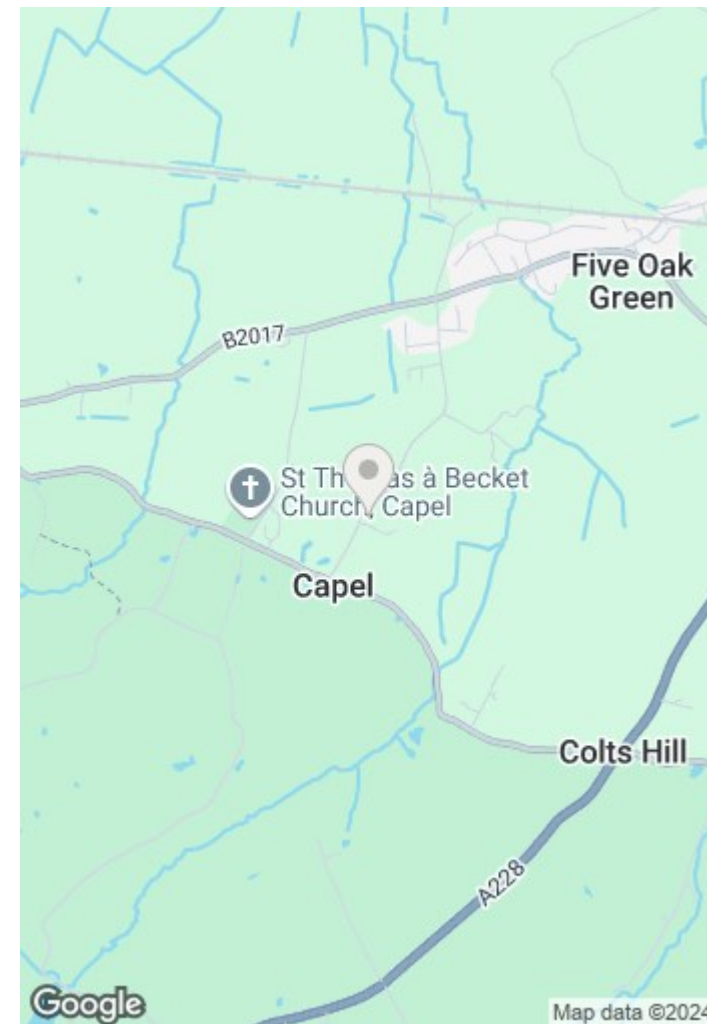
Jack Charles are delighted to offer for sale this stunning detached family home located in the picturesque cul de sac of Redwood Park, Capel on the outskirts of Tonbridge. This property boasts five spacious bedrooms and two bathrooms including an ensuite shower room.

You enter into a lovely reception hall with double doors leading to a triple aspect living room and good sized dining room with a bay window over looking the garden and further doors leading to a study, cloakroom and double aspect kitchen / breakfast room, this has doors out to the rear garden and a utility room.

Outside, the property features lovely gardens with great privacy, they are partially walled and back onto farmland where you can enjoy the fresh air and unwind in the tranquillity of nature. To the front is another lovely garden, double garage and a drive providing parking for several cars.

## Location

Capel is a pretty semi rural Hamlet just 2.5 miles away from Tonbridge which 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. 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).





**Jack Charles**  
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**Sales & Lettings**

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