



Inglewood Court, 5 Ambleside Barns Reeds Lane, Shipbourne, Tonbridge, TN11 9RR.

£4,200 Per month

Jack Charles  
Estate Agents

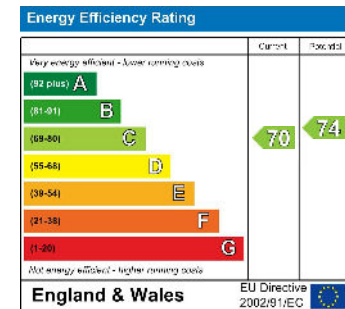
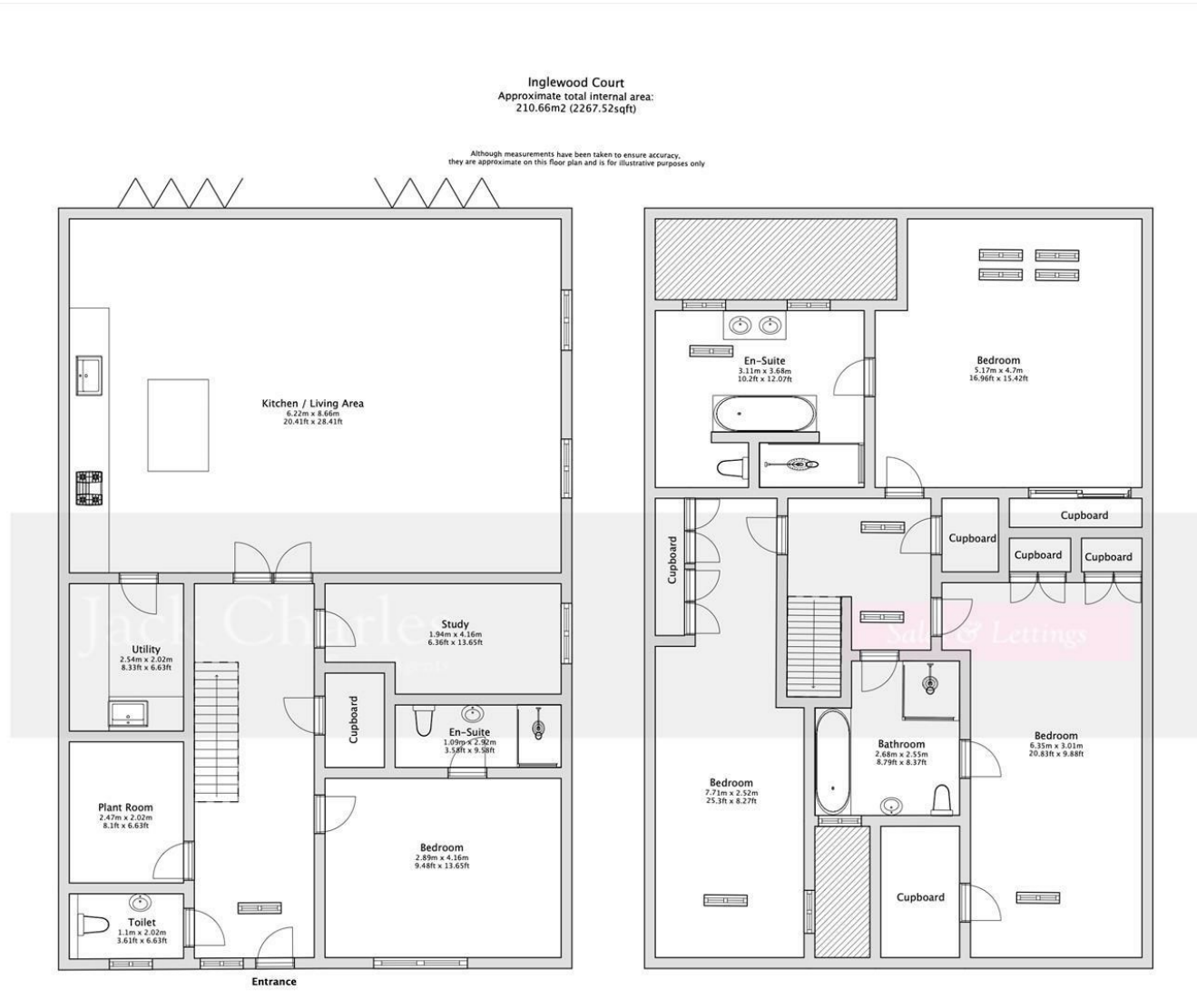
Sales & Lettings

- Brand New Substantial Family Home
- Three Bathrooms
- Utility Room
- Available now

- Four / Five Bedrooms
- 2 Ensuites & 1 Jack & Jill Bathroom
- Parking

- Stunning Open Plan Kitchen / Family Room
- Office / Occasional Bedroom 5
- Garden

**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.



**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

A truly stunning newly built family home. The property is arranged over two floors with 4/5 bedrooms, two ensuite bedrooms and a Jack & Jill family bathroom with Bedroom 3.

The ground floor has a stunning open plan kitchen / dining / living room with bi-fold doors to the rear and a partially vaulted ceiling in the kitchen area, there is a generous ensuite bedroom and good sized 2nd reception room/study that could double up as bedroom 5.

The master bedroom has vaulted ceilings with floor to ceiling height wardrobes and a stylish contemporary ensuite with a freestanding bath and separate shower. The remaining two bedrooms on the first floor share a bathroom with Jack & Jill access to bedroom 3.

The garden is lawned with a large paved terrace and there is parking for two cars.

Council tax band to be confirmed - please discuss with agent.

## Shipbourne

The property is situated in the 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

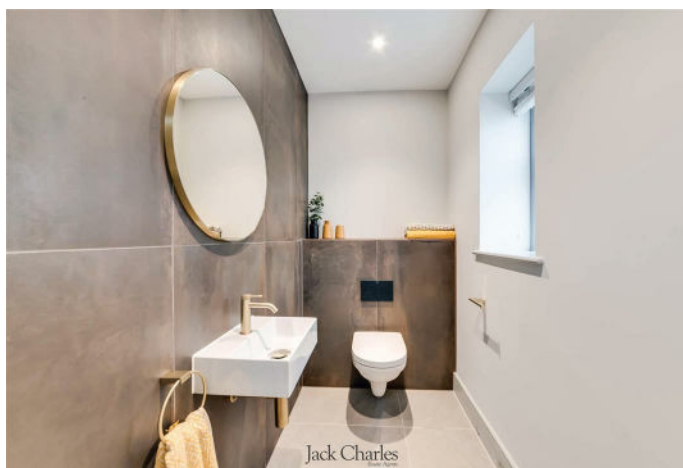
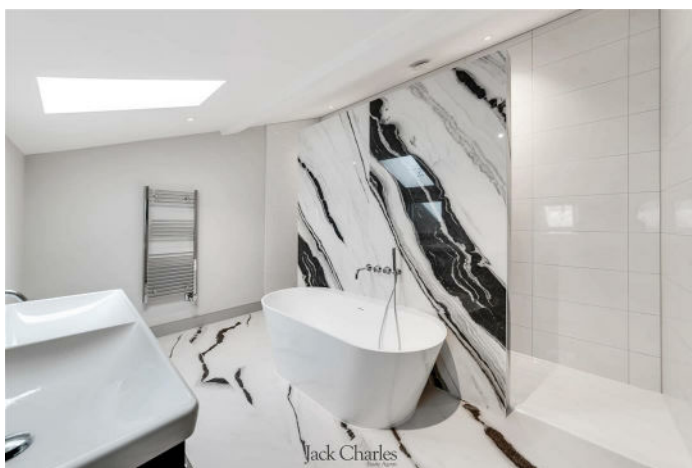
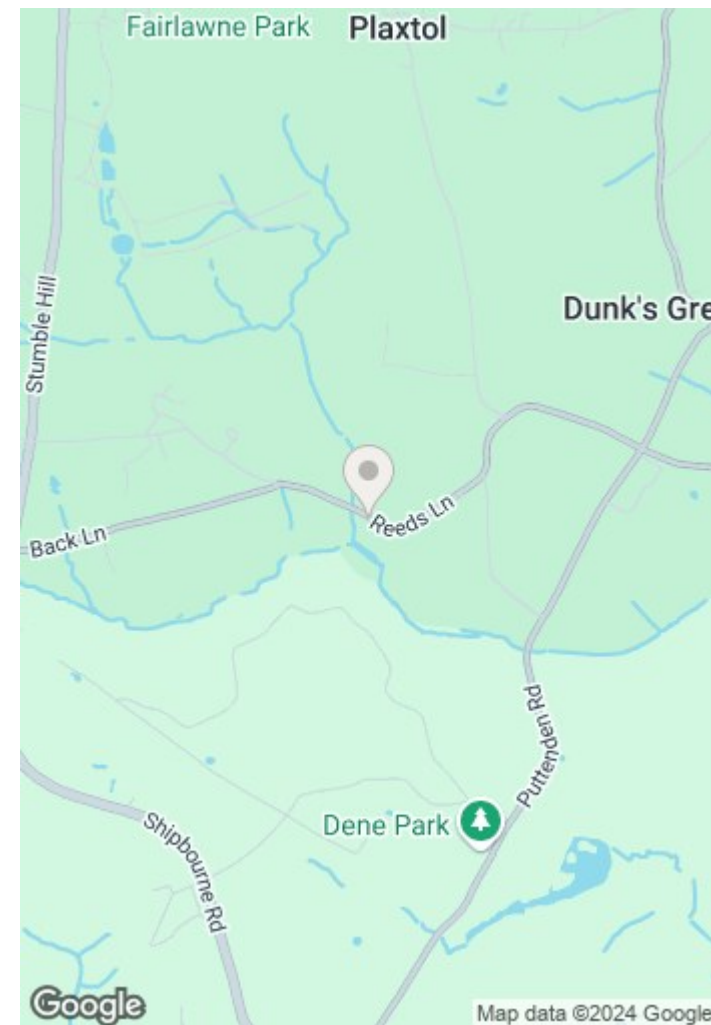
Secondary Schools. Sevenoaks, Solefields and New Beacon

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.





**Jack Charles**  
*Estate Agents*

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