



2 Springhill Cottages Shipbourne Road, Shipbourne, TN11 9PT.

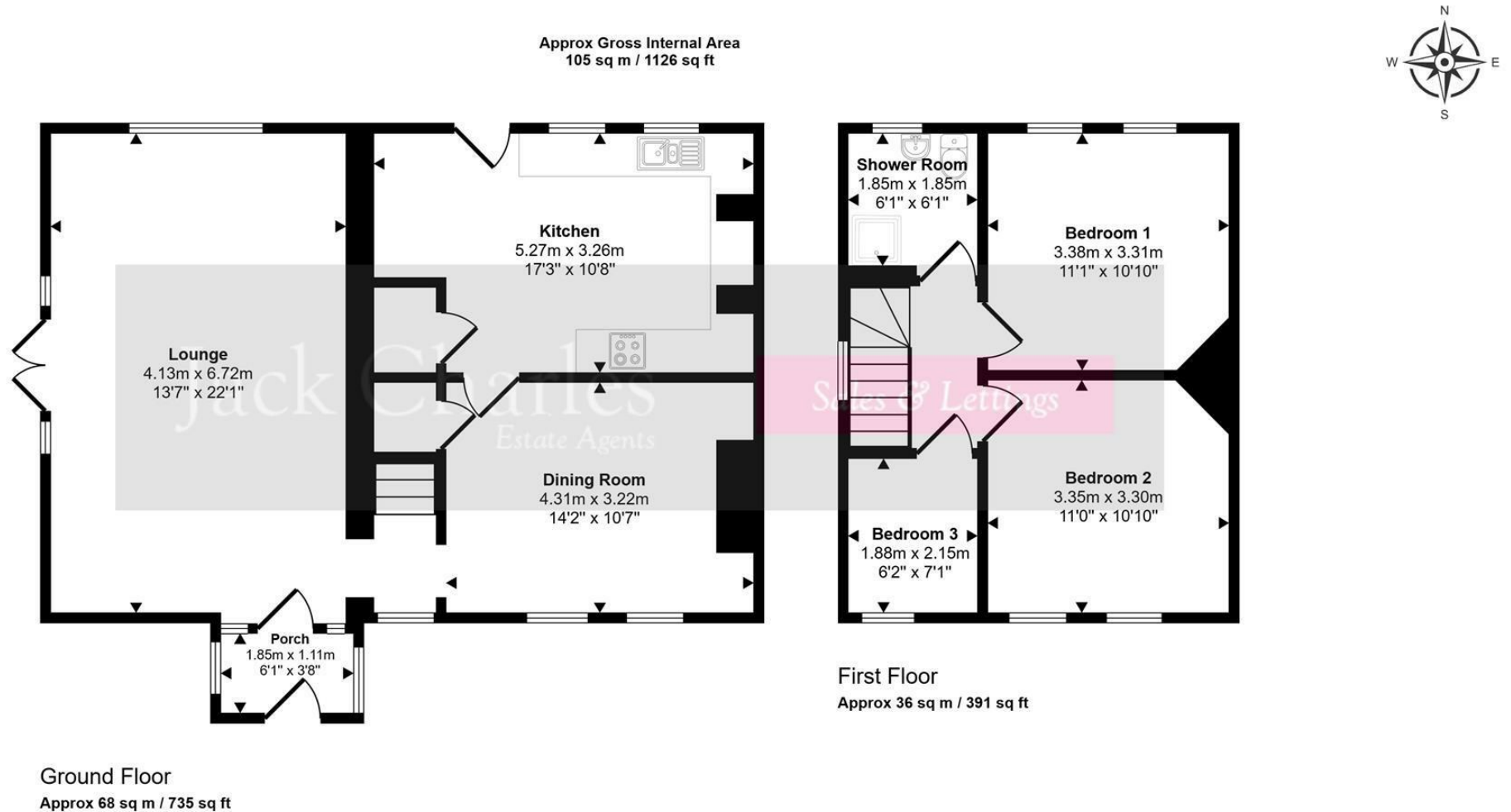
£2,200 Per Month

Jack Charles
Estate Agents

Sales & Lettings

- Smart & Unique Semi Detached Property
- Triple Aspect Living Room
- Two Double Bedrooms & Single Bedroom / Private Study
- Viewings Highly Recommended
- Three Bedrooms
- Kitchen / Breakfast Room with views of the Garden
- Modern Shower Room
- Long Drive & Ample Parking
- Formal Dining Room
- Impressive Gardens, Patio Areas and Incredible Views

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.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

Jack Charles are delighted to offer TO LET this beautifully renovated 3-bedroom home offering a perfect blend of modern comfort and serene countryside living, making it a perfect home for professionals, couples, or small families seeking a peaceful yet convenient lifestyle.

The property benefits from its exclusive location at the end of a long private drive, serving just two homes. It offers ample parking for up to 6 cars and is set within beautiful gardens.

The accommodation comprises of an entrance lobby, triple-aspect living room, dining room and a kitchen / breakfast room. To the first floor there is a recently fitted shower room and three bedrooms.

The gardens are lawned with a large west facing terrace ideal for outdoor dining and enjoying the tranquil surroundings complete with an outbuilding/store.

The property is situated on the outskirts of the charming villages of Plaxtol & Shipborne and is just a short drive from local amenities, shops, and schools.

Viewings are highly recommended.

Situation

Springhill Cottages 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.

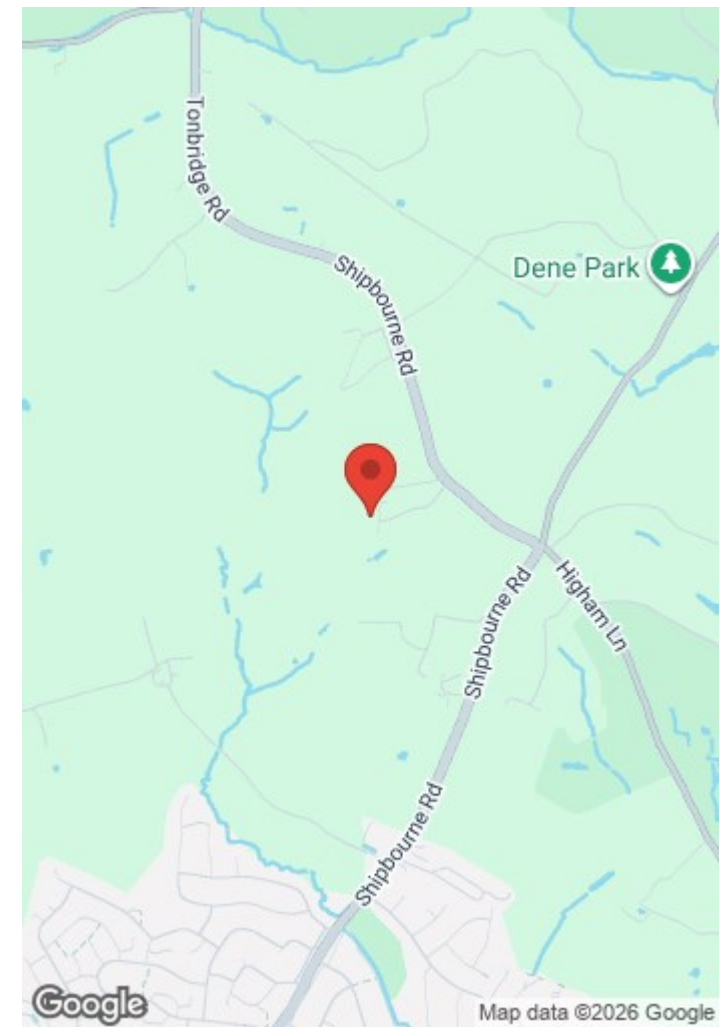
Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall
Secondary Schools: Sevenoaks, Solefields and New Beacon

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.





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