



Roughway Barn Roughway, Tonbridge, TN11 9SN.

Offers in the region of £800,000

Jack Charles
Estate Agents

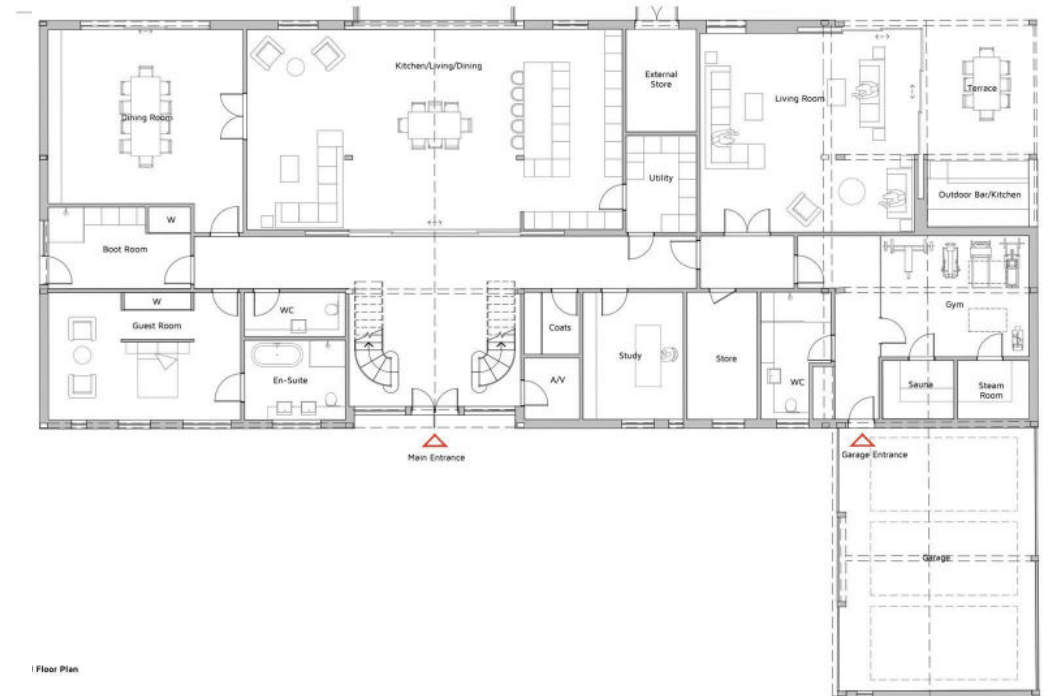
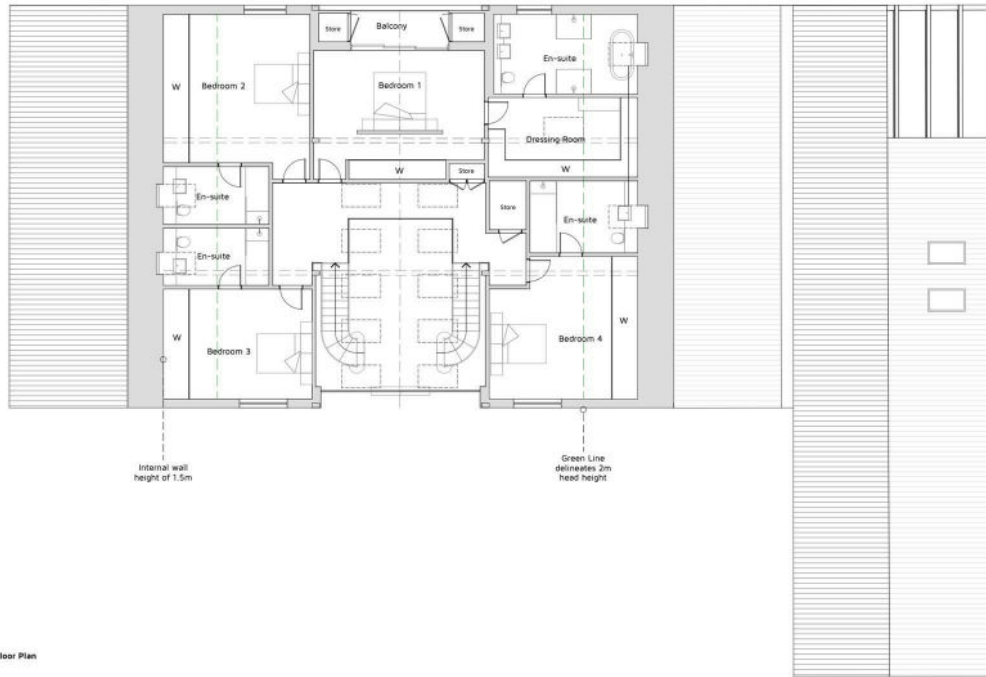
Sales & Lettings

- Argucultrual Barn For Conversion
- Stunning semi rural location

- Planning for approx 7100 sq ft detached home
- Rarely Available

- 2.3 Acres TBV
- Viewings Strictly By Appointment

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.



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To Be Sold

A fantastic opportunity to purchase a agricultural barn that has permission to reduce in size and convert into a substantial detached barn of approx 7100 Sq ft. The property will also benefit from the adjoining land and stand in approx 2.3 Acres TBV.

The position of the property is prime, it is situated along Roughway Lane with super views across the road and down into the valley towards Hadlow & Tonbridge.

This is an extremely rare opportunity to create your perfect home in such an idyllic location.

Situation

The rural hamlet of Roughway is situated within an Area of Outstanding Natural Beauty between the popular villages of Shipbourne and Plaxtol. The Kentish Rifleman Public House is within walking distance.

Local shopping facilities include Plaxtol Village shop and a wider selection at York Parade. Both Tonbridge and Sevenoaks Town Centres offer a wide range of shopping and leisure facilities as well as main line stations serving London Charing Cross/Cannon Street. Hildenborough Station also offers similar services.

There are a good number of well regarded Schools in the local area including Shipbourne and Plaxtol Primary Schools. Preparatory Schools include Hilden Grange and Hilden Oaks as well as The Schools at Somerhill. Tonbridge and Sevenoaks Public Schools. There are also Grammar Schools for both boys and girls in Tonbridge and Tunbridge Wells, as well as Weald of Kent girls annexe in Sevenoaks.

The M26/M20 at Wrotham/Wrotham Heath gives access to the M25 and thence motorway network. Gatwick, Heathrow and Stansted International Airports, Channel Tunnel Terminus and Ports as well as Ebbsfleet International Terminal.

Leisure facilities include nearby Poult Wood Golf Course, Nizels Golf and Leisure centre. Tonbridge Swimming Pool and Tonbridge School Sports Centre.



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