



Jack Charles

2 Oakhurst Park Gardens, Hildenborough, Tonbridge, TN11 8BF

Guide Price £850,000 - £900,000

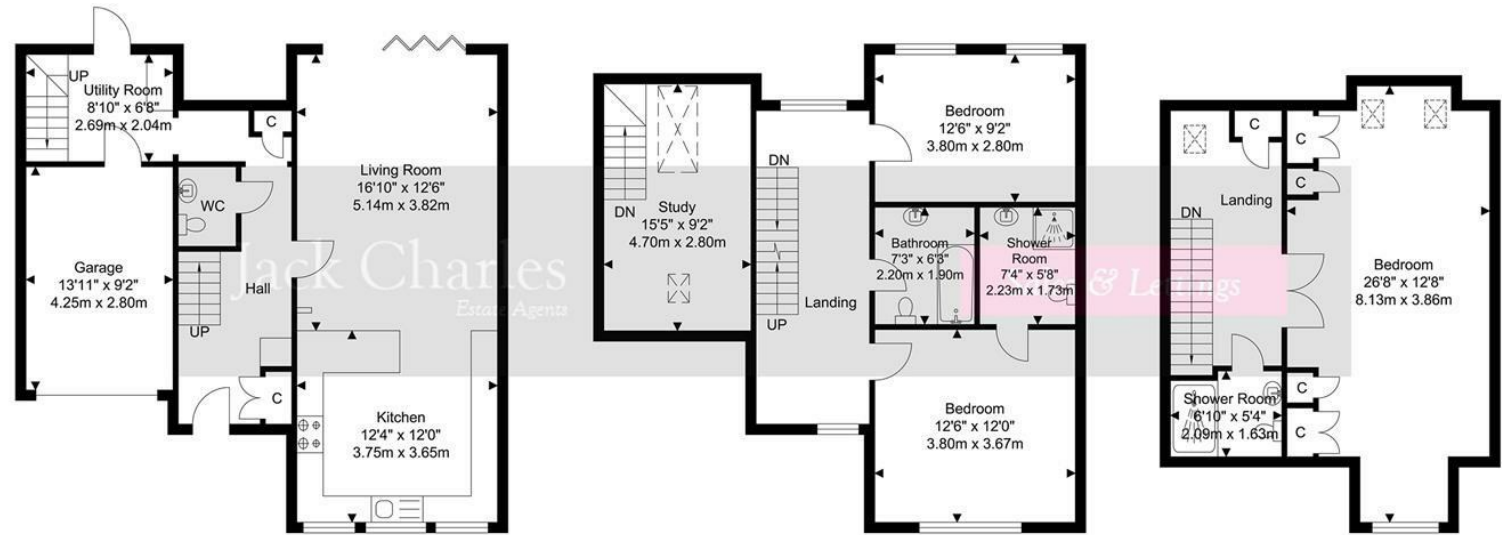
Jack Charles
Estate Agents

Sales & Lettings

2 Oakhurst Park
Gardens,
Hildenborough,
Tonbridge, TN11 8BF

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.

- Spacious Semi Detached House
- Four Bedrooms
- Large Second Floor Bedroom Formally Two Doubles
- Two Shower Rooms Inc Ensuite & A Family Bathroom
- Stunning Open Plan Living / Family room / Dining Room
- Room Over Garage / Occasional Bedroom
- Utility Room
- Lovely Rear Garden
- Parking
- Gated Development With Communal Grounds



Ground Floor
Approximate Floor Area
709.87 SQ.FT.
(65.95 SQ.M.)

First Floor
Approximate Floor Area
657.78 SQ.FT.
(61.11 SQ.M.)

Second Floor
Approximate Floor Area
462.95 SQ.FT.
(43.01 SQ.M.)

TOTAL APPROX FLOOR AREA 1830.61 SQ.FT. (170.07 SQ. M.)
For Identification Purposes Only.



Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tonbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

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 be appointed as agents for this wonderful property situated in a select gated development on the outskirts of Sevenoaks & Hildenborough. The property ranges over three floors offering great versatility.

The property itself has an entrance hall with a cloakroom, door to a rear hall leading to the utility room and loft room over the garage which is perfect for those working from home or an occasional bedroom. The kitchen / dining / family room has bifold doors to the rear garden and a high quality fitted kitchen with built in appliances boiling hot water tap and granite work tops. To the first floor are two bedrooms and a family bathroom, one of the bedrooms has an ensuite shower room and to the second floor there is one very large bedroom which used to be two double bedrooms and provides a superb space, this floor is also serviced by a separate shower room.

The rear utility lobby leads to the garden and garage with stairs to a further room over the garage with velux windows one of which opens out to a balcony/ window seat and has a lovely aspect over the rear garden.

Outside to the rear is a lovely garden designed for low maintenance with a sunken garden ideal for seating and a fire pit, there is also a paved terrace adjacent to the family room and a further terrace at the very rear.

There is a further communal wooded area which belongs to the development and the development has several visitors parking spaces available too.

It is worth noting that we understand that there is lapsed planning for a rear extension to enlarge the family room, we feel this would be granted if it was reapplied for by the new owners.

Location

Oakhurst Park Gardens is conveniently located about 1.7 miles from both Hildenborough station and Hildenborough village centre which offer local amenities, a church, village hall, library, primary school, two private schools and public houses.

- Comprehensive Shopping: Sevenoaks (3.1 miles), Tonbridge (4 miles), Tunbridge Wells (12 miles) and Bluewater (20 miles).
- Mainline Rail Services: Hildenborough to Cannon Street/Charing Cross/London Bridge.
- Primary Schools: Hildenborough C of E, Stocks Green, St Margaret Clitherow Catholic, Weald, Long Mead and Leigh.
- Secondary Schools: Judd Boys Grammar, Weald of Kent Girls and Tonbridge Girls Grammar, Hillview School for Girls, Hugh Christie Technology College and Hayesbrook School for Boys in Tonbridge. St. Gregory's RC School. Bennet Memorial Diocesan School.
- Private Schools: Sackville School and Fosse Bank Independent Primary School in Hildenborough. The Preparatory Schools at Somerhill, Hilden Oaks, Hilden Grange and Tonbridge School in Tonbridge. Sevenoaks School.
- Sporting Facilities: The Nizels Golf and Health Club (1.5 miles) and other golf clubs including Knole, Sevenoaks, Wildernesse, Hilden Park Golf and Leisure Club and Sevenoaks Sports and Leisure Centre. Horse riding and bridle paths in the local vicinity.
- Motorway Links: The A21 is easily accessed and links with the M25, other motorway networks and Gatwick and Heathrow Airports.
- All distances are approximate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		76	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







