

1 Three Tax Old Hay, Brenchley, Tonbridge, TN12 7DG.

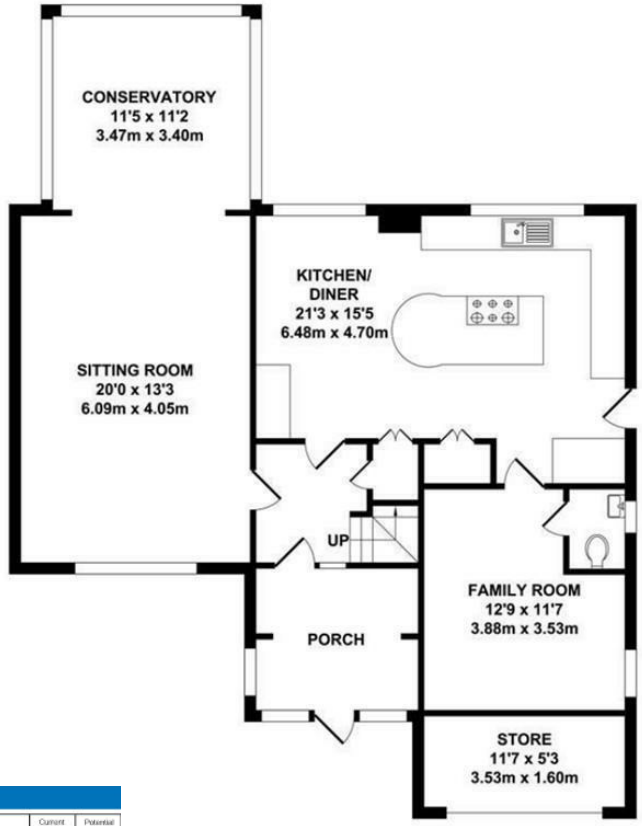
Guide Price £550,000 - £600,000

Jack Charles
Estate Agents

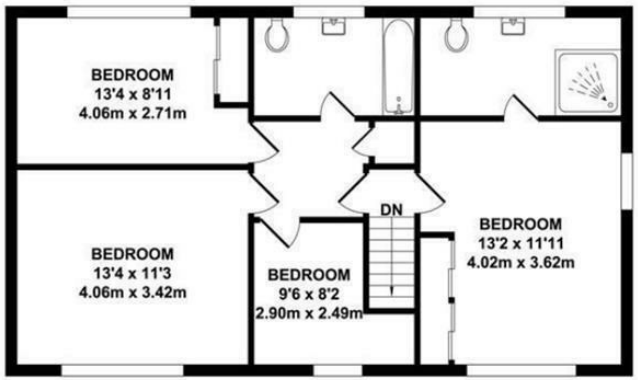
Sales & Lettings

- 4 / 5 bedroom Semi-detached family home
- En suite & family bathroom
- Large decked seating area
- 3 flexible reception rooms
- Generous off-road parking
- No onward chain
- Kitchen/dining room with central island
- Wrap-around garden
- Viewing recommended

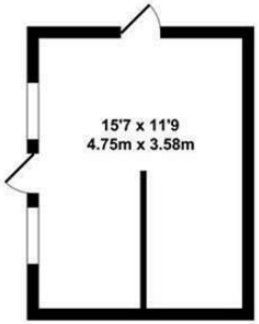
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



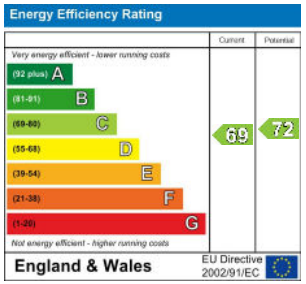
GROUND FLOOR
APPROX. FLOOR AREA
1071 SQ.FT.
(99.54 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
695 SQ.FT.
(64.61 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
183 SQ.FT.
(17.01 SQ.M.)



TOTAL APPROX. FLOOR AREA 1950 SQ.FT. (181.16 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 present this substantial four bedroom semi-detached family home, with no onward chain, nestled in the charming and accessible location of Old Hay, Brenchley. This property has been thoughtfully extended by the current owners, providing generous and adaptable living spaces that cater perfectly to modern family life.

Upon entering, you will find three versatile reception rooms, which offer excellent flexibility for various uses, whether it be a comfortable sitting room, a lively playroom, a formal dining area, or a productive home office. The spacious kitchen and dining room truly serves as the heart of the home, featuring a large central island, an extensive range of wall and base units, and integrated appliances, some of which are WiFi controlled. This contemporary yet practical space is ideal for both everyday living and entertaining guests.

On the first floor, the property boasts four well-proportioned bedrooms. The principal bedroom is a standout feature, complete with an en suite shower room that benefits from underfloor heating, providing a touch of luxury. A separate family bathroom serves the remaining bedrooms, ensuring convenience for busy households.

Externally, the property offers generous off-road parking, making it perfect for families with multiple vehicles or those who enjoy hosting gatherings. The wrap-around garden features a large decked seating area, ideal for outdoor entertaining, along with a useful outside workshop. With far-reaching rural views and spacious accommodation throughout, this property presents an excellent opportunity for any growing family seeking a blend of comfort and practicality in a picturesque setting.

Brenchley

Brenchley is a highly regarded and picturesque village situated within the borough of Tunbridge Wells in Kent, nestled in the heart of the High Weald Area of Outstanding Natural Beauty. The village offers a charming semi-rural setting with an attractive mix of period homes, country properties and modern residences.

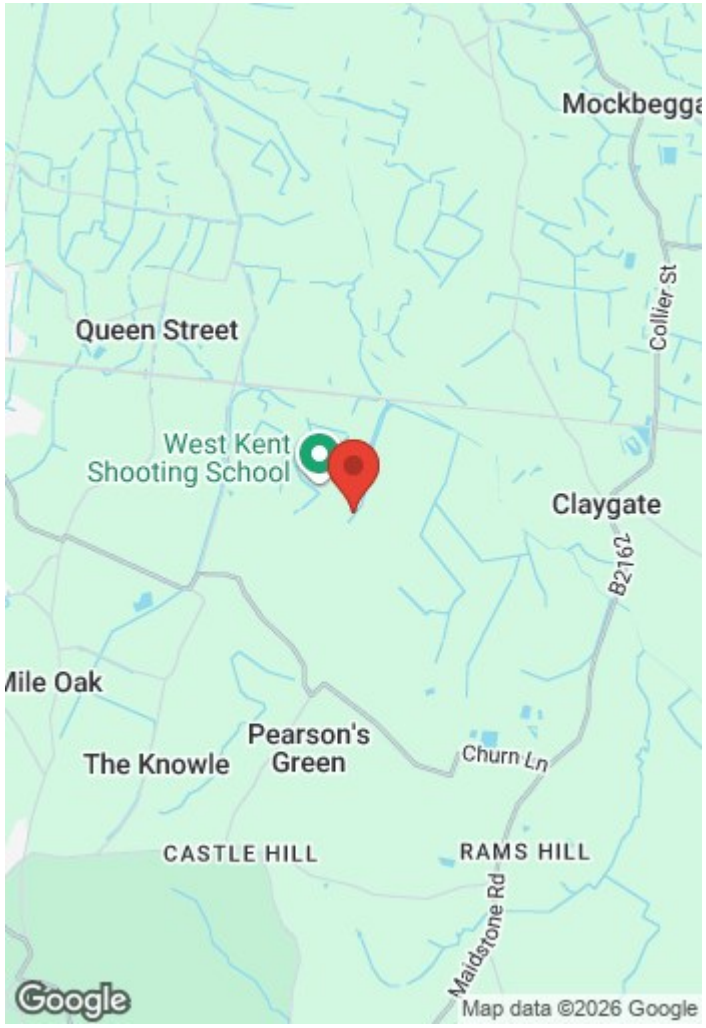
Local amenities include a village shop and post office, primary school, church, public house and café, with a wider range of shopping, leisure and educational facilities available in nearby Paddock Wood and Royal Tunbridge Wells. Mainline rail services from Paddock Wood provide regular connections to London Bridge, Charing Cross and Cannon Street, making the area popular with commuters.

The surrounding countryside offers numerous walking and riding opportunities, together with easy access to major road networks including the A21 linking to the M25.

Brenchley combines village character with excellent connectivity, making it one of the most sought-after locations in the area.

Personal Interest

NB. In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. The vendor of the property is an employee of Jack Charles

















Jack Charles

Estate Agents

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