



**The Glade
Yopps Green
Plaxtol
Sevenoaks
Kent
TN15 0PY**

- Detached Bungalow In a Private Hideaway
- Potential To Convert The Substantial Roof Space
- Stunning Views & Position
- Set Far Back From The Road
- In approx 8 Acres Of Garden, Pasture & Woodland TBV
- Three Bedrooms
- Two Bathrooms
- Outbuildings

Guide Price £850,000 - £875,000
Freehold

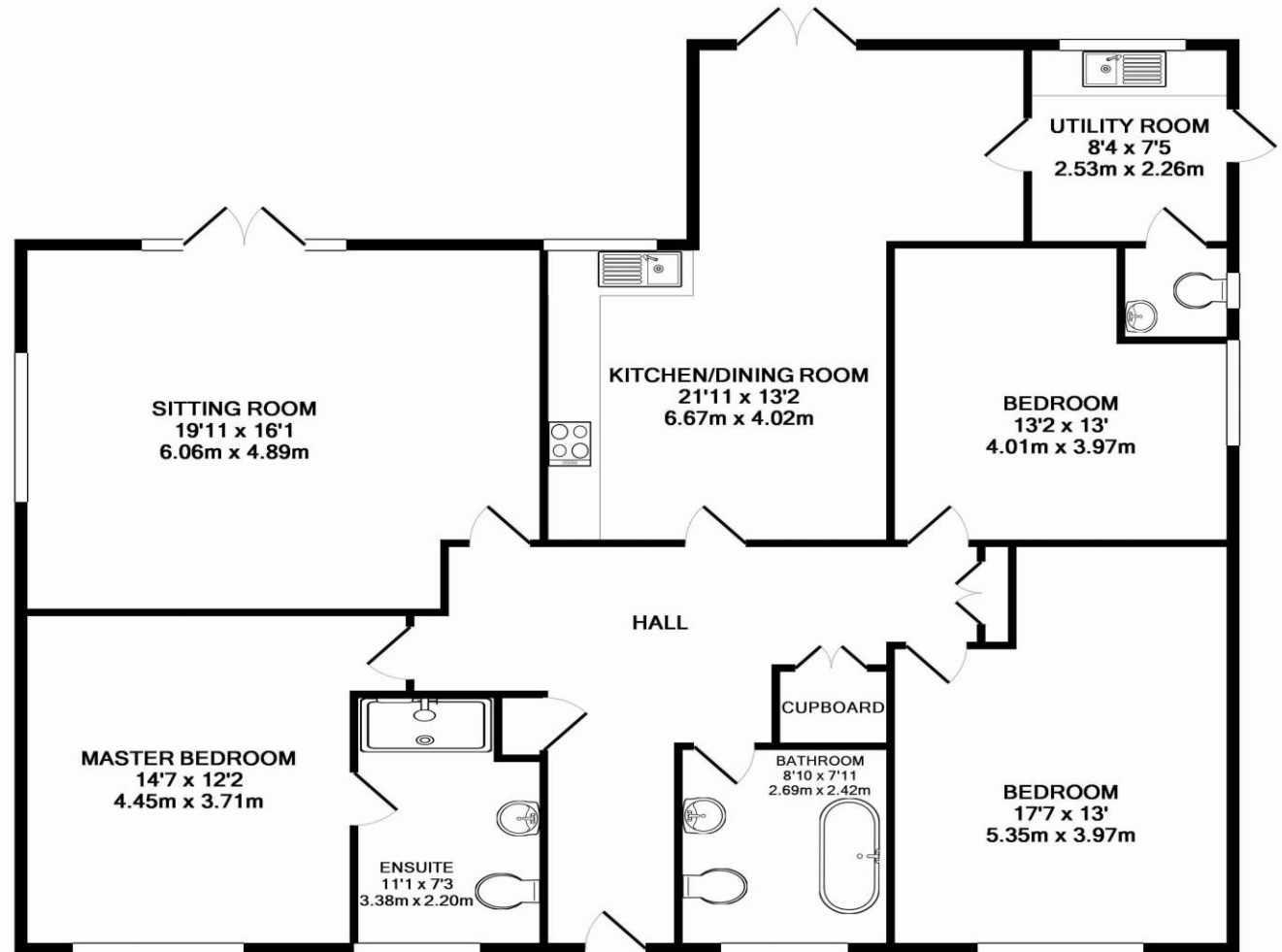
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



YOPPS GREEN PLAXTOL
TOTAL APPROX. FLOOR AREA 1595 SQ.FT. (148.2 SQ.M.)
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SITUATION

Plaxtol is a popular village set within an Area of Outstanding Natural Beauty between Sevenoaks and Tonbridge. The village offers a range of amenities including a grocer, general store, butcher, public house and there is a primary school and Post Office with further comprehensive shopping at Sevenoaks (7 miles), Tunbridge Wells (10 miles) and Bluewater Shopping Centre near Dartford (23 miles approx.) Nearby Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes). Sevenoaks to London Bridge/Cannon Street/Charing Cross – 32 minutes. Borough Green (3 miles) to London Victoria – 50 minutes. Local schools are at Plaxtol, Shipbourne, Ightham. www.goodschoolsguide.co.uk Leisure Facilities locally consist of bridle paths and walks. Wilderness Golf Club in Seal, Knole Golf Club in Sevenoaks, Poulton Wood and Nizels Golf & Leisure Centre in Hildenborough. Sevenoaks Swimming and Leisure Centre. Motorway Links can be found nearby with the M20 at Wrotham Heath (4.5 miles) which gives access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.

TO BE SOLD

Bracketts are delighted to offer this detached bungalow situated in a tranquil position set well back from the road. The property offers scope for further expansion subject to planning permission and has the added benefit of outbuildings, stabling, garaging and a static home in need of replacement with services connected. The views that The Glade offers are stunning and lead through the valley and up to Grey Lady's Oast. The property stands in approximately 8 acres TBV which incorporates garden, driveway, pasture and woodland and would appeal to those of an equestrian nature or those looking for a secluded position in a sought after location. The accommodation itself has been newly constructed in 2015 and comprises a spacious three bedroom detached home with two bathrooms, living room, kitchen, dining room and utility room. We believe, subject to planning permission, that there is scope to convert the loft space to provide further accommodation to make a substantial home.

GROUND FLOOR

Entrance door giving access to:

ENTRANCE HALL

Wood effect flooring, radiators, storage cupboard, further double cupboard with electrics, doors to all bedrooms, living room, kitchen/dining room, downlighters.

SITTING ROOM 19' 11" x 16' 1" (6.07m x 4.90m)

Double aspect with double glazed windows to side and patio doors leading onto decking area which open out and have unobscured views over the gardens and pasture beyond. Wood effect flooring, radiator, electric fireplace with wooden mantel and surround, TV & telephone points.

KITCHEN/DINING ROOM 21' 11" x 13' 2" (6.68m x 4.01m)

Currently in two areas. The kitchen/breakfast area has downlighters, radiator, wood effect flooring, double glazed window to rear and a range of matching cream wall and base units incorporating cupboards and drawers and wooden worktops, gas cooker with extractor over and glass splashback, under cupboard lighting, sink unit drainer, integrated dishwasher and opening through to dining area which has wooden flooring, patio doors to rear, downlighters and radiator and door to:

UTILITY ROOM 8' 4" x 7' 5" (2.54m x 2.26m)

Door to side, double glazed window to rear, worktops with sink unit drainer, space and plumbing for washing machine and tumble drier, wood effect flooring and door to:

CLOAKROOM

Double glazed window to side, low level WC and wash hand basin, wood effect flooring.

BEDROOM ONE 14' 7" x 12' 2" (4.44m x 3.71m)

Double glazed windows to front, radiator, wood effect flooring and door to:

EN-SUITE

With tiled flooring and half tiled walls, double walk-in shower cubicle, pedestal wash hand basin, low level WC. Double glazed window to front, light and shaver socket.

BEDROOM TWO 17' 7" x 13' 0" (5.36m x 3.96m)

Double glazed window to front, radiator, wood effect flooring.

BEDROOM THREE 13' 2" x 13' 0" (4.01m x 3.96m)

Double glazed window to side and radiator.

FAMILY BATHROOM

With freestanding roll top bath with freestanding mixer tap, low level WC and pedestal wash hand basin, half tiled walls, frosted double glazed window to front, towel radiator, tiled flooring.

LOFT SPACE

There is a substantial loft space which, subject to planning permission, we believe could provide further accommodation.

OUTSIDE

The property is approached by a long shared driveway which sweeps round and down into the valley towards The Glade. There is a five bar gate giving access into the property and there is electrical power should one want electric gates. The driveway and gardens are yet to be formally landscaped but could provide a stunning feature to the property which overlook pastures/paddocks. There is a detached garage with mezzanine floor and cloakroom, this is timber framed with a timber door. There is a further block of stabling and a further brick outbuilding in need of repair. There is a static caravan in need of replacement with services connected. The grounds and pasture incorporate some woodland. The views the property offers from the rear decking area are stunning and this property could be extended and modelled to provide a super family home.

