



Ibbett Mosely

Five Oak Green Road, Five Oak Green, Tonbridge  
TN12 6RW  
Offers In The Region Of £425,000



## Five Oak Green Road, Tonbridge, TN12 6RW

**A QUITE CHARMING AND MOST ATTRACTIVE SEMI DETACHED GRADE TWO LISTED COTTAGE DATING FROM THE SIXTEENTH CENTURY IN A TUCKED AWAY POSITION IN THE CENTRE OF THE VILLAGE**

**AN INTERNAL INSPECTION IS ADVISED TO FULLY APPRECIATE THE WEALTH OF FINE PERIOD FEATURES INCLUDING OAK BEAMS AND INGLENOOK FIREPLACE**

- ATTRACTIVE GRADE II LISTED COTTAGE
- SITTING ROOM WITH INGLENOOK FIREPLACE
- ATTIC ROOM BEDROOM 3
- POPULAR VILLAGE LOCATION
- PRETTY GARDENS TO FRONT AND REAR
- KITCHEN/BREAKFAST ROOM
- WALK IN ATTIC ROOM STORAGE
- WEALTH OF PERIOD FEATURES
- TWO BEDROOMS TO THE FIRST FLOOR
- DETACHED GARAGE

A QUITE CHARMING AND MOST ATTRACTIVE GRADE TWO LISTED SEMI DETACHED COTTAGE DATING FROM THE SIXTEENTH CENTURY when it was originally a farmhouse probably divided into cottages in the mid/late nineteenth century. The cottage was further refurbished in about 1970 retaining the wealth of period features including oak beams, brick inglenook fireplace with a log burner, some leaded light windows and original doors. Externally the cottage benefits from a detached garage as well as a private rear garden. Properties of such immense character in a village setting can be difficult to find so an early viewing is strongly recommended.

### LOCATION

In a tucked away position situated back from Five Oak Green Road in the centre of the village and close to a general store and post office. Capel Primary School is about half a mile. The major towns of Paddock Wood, Tonbridge and Tunbridge Wells are about two and a half, five and six miles respectively with the former two providing a Waitrose, as well as main line stations offering a frequent service of trains to London and the South Coast. There is a very good selection of grammar, secondary and private schools in the immediate area. Access to the A21 and onwards to the motorway network is about three miles. Delightful countryside and footpaths close at hand.

### DESCRIPTION

Entrance Access is via a shared path leading to original wooden front entrance door which opening into the sitting room.

**Sitting Room** Delightful room with Leaded light window to front and panelled glazed window to rear, exposed timber beams, Feature inglenook fireplace, stone flooring, wall light points, door to kitchen/breakfast room and wall mounted electric storage heater.

**Kitchen/Breakfast Room** Leaded light window to front, one and a half bowl sink and drainer with cupboards under and further range of matching base and wall units, space for freestanding electric hob with extractor hood over and space for fridge freezer, stairs leading to first floor landing, exposed timber beams, door to rear garden with matching side window, tiled flooring, ceramic wall tiling, space and plumbing for washing machine and wall mounted electric storage heater.

**First Floor Landing** Doors to bedrooms 1, 2 and family bathroom, airing cupboard, exposed timber beams, wooden flooring and door with stairs leading to bedroom 2. Bedroom 1 Leaded light window to front and original windows to both front and rear, exposed wooden beams, wooden flooring, wall light points, inglenook fireplace and wall mounted electric storage heater. Bedroom 3 Leaded light window to front and original window to front, exposed timber beams, wall light points, wooden flooring and wall mounted electric heater. Family Bathroom Frosted glazed window to side and original window to rear, exposed timber beams, low level w/c, pedestal hand wash basin with splash back tiling, panelled bath

with shower over and heated towel rail.

Second Floor Stairs to bedroom 3. Bedroom 3 Panelled glazed window to size, vaulted ceiling with exposed timber beams, wall light points, wooden flooring, door to store room/loft room and wall mounted electric storage heater. Loft Room/Store Room Vaulted ceiling with exposed beams.

Rear Garden Patio area adjacent to the property with path leading to rear, the remainder of the garden is laid to lawn with established shrubs, plants, trees and bushes, timber shed, outside water tap and rear pedestrian access with path leading to detached garage located to the side of the property. Front garden Area laid to lawn with an abundance of shrubs, plants, trees and bushes making a lovely cottage garden with outside water tap. Detached Garage Up an over door to front, door to side, two windows to side, power and lighting.

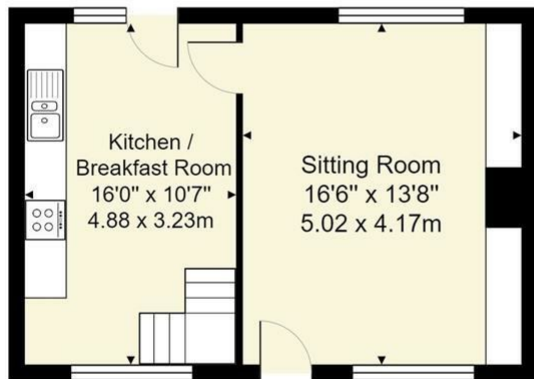
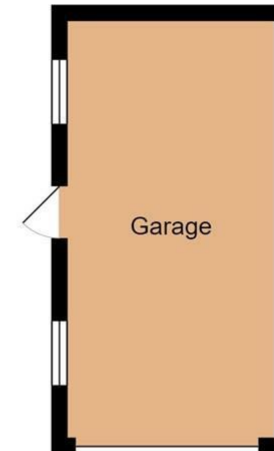
### AGENTS NOTE

Tenure Freehold  
 epc - Exempt  
 Council tax Band D  
 Broadband  
 Basic 6 Mbps  
 Superfast 80 Mbps  
 Ultrafast 1000 Mbps  
 Food risk: Medium (1% - 3.3% pa)  
 Grade II listed <https://historicengland.org.uk/listing/the-list/list-entry/1262837?section=official-list-entry>

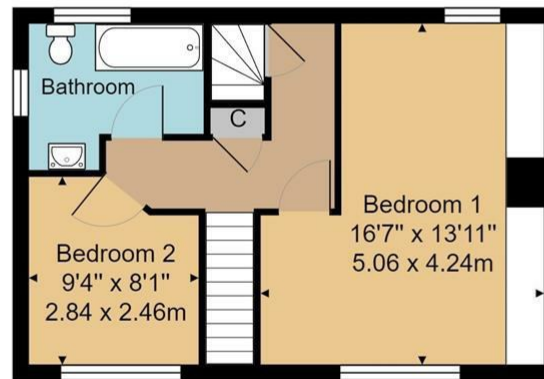




**Second Floor**



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 1046 sq. ft / 97.0 sq. m  
 Garage Approx. Internal Area 200 sq. ft / 18.6 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 or tenant. 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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