



Ibbett Mosely

Upper Green Road, Shipbourne, Tonbridge TN11 9PN
Price Guide £725,000



WELL PRESENTED EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE SITUATED IN AN SOUGHT AFTER SEMI-RURAL POSITION WITH NO FORWARD CHAIN

Beautifully presented and well-proportioned semi-detached family home of great character, centrally situated within the sought after village of Shipbourne and well located for local towns and rail links. The house has versatile and spacious appointed accommodation arranged over two floors, ideal for entertaining and family living. There is a good sized Kitchen/ Breakfast room, driveway with parking, an attractive, established garden and viewing is recommended.

- IMPRESSIVE ENTRANCE HALLWAY
- SITTING ROOM
- LARGE OPEN PLAN KITCHEN/DINING ROOM
- FOUR BEDROOMS
- CLOAKROOM
- BATHROOM (with bath and separate shower cubicle)
- CENTRAL HEATING
- DOUBLE GLAZING
- PLEASANT AND PRIVATE GARDEN
- OFF ROAD PARKING

LOCATION

New Cottages is located on the common of the sought-after village of Shipbourne. The village features the popular Chaser Inn, a weekly award-winning Farmers' Market, as well as a church, primary school, and the village common.

Comprehensive Shopping: Sevenoaks (6.6 miles) and Tonbridge (4.1 miles) offer a wide range of shopping options. Additionally, Tunbridge Wells (9 miles) and Bluewater (23.6 miles) are also within reach.

Mainline Rail Services: The property is conveniently located near Tonbridge mainline station (4.6 miles) and Hildenborough station (4.3 miles), both offering services to London Bridge,

Charing Cross, and Cannon Street.

Primary Schools: Nearby primary schools include Shipbourne, Plaxtol, Kings Hill, Mereworth, Hadlow, Ightham, and Borough Green.

Secondary Schools: The area is served by several excellent secondary schools, including Judd Boys Grammar, Weald of Kent Girls Grammar, Tonbridge Grammar, as well as Knole Academy, Trinity, and Weald of Kent Grammar Schools in Sevenoaks.

Private Schools: Notable preparatory schools in the area include Somerhill, Hilden Grange in Tonbridge, and a selection of schools in Sevenoaks such as Sevenoaks School,





Walthamstow Hall, The Granville, Solefields, and New Beacon. St Michaels and Russell House in Otford, and Radnor House in Sundridge, also offer excellent private education.

Leisure Facilities: There are numerous leisure facilities in the vicinity, including Nizels Golf and Fitness Centre in Hildenborough, and Poult Wood Golf Club in Tonbridge. Tonbridge also offers outdoor and indoor pools, the Angel Leisure Centre, and a variety of sports clubs including football, baseball, swimming, and sailing.

Ground Floor Entrance Hallway

open and very light entranceway with parquet flooring modern glass panelled balustrade to stairs room thermostat smoke alarm.

Sitting Room

approx 12'10 x approx 11'11"

patterned glass panelled entrance door gives access, decorative fireplace with mirror above, radiator, built in corner cupboard

Kitchen/Breakfast bar/Dining Room

approx 16' 8" x approx 9' 5"

decorative glass panelled entrance door gives access to open plan Kitchen/Diner, with extensive range of wall and floor units/pan drawers/drawer units to one end. Grey worksurfaces, white surfaced breakfast bar. 5 ring hob with glass splash-back, extractor hood above. Stainless steel sink with drainer. Siemens integrated double oven/microwave and fridge/freezer. Blomberg integrated washing machine and dishwasher, pull-out waste disposal unit. Back door to rear garden. Wall units housing boiler. In the area designated for dining there is a fireplace with decorative fire, display units either side with cupboards below. Floor tiles throughout, downlights/pendant lighting, smoke alarm. Pair of glazed panelled doors leading to

Family/Garden Room

approx 10' 6" x approx 8' 6"

with radiator, wall lights, laminate flooring, doors to patio area/rear garden.

First Floor

Feature glass panelled balustrade to stairs leading to sizeable landing Opening casement window and/velux overlooking the front of then property, loft hatch, radiator, smoke alarm. Airing Cupboard with pressurised water cylinder.

Bedroom One

approx 11' 3" x approx 10' 6"

with radiator, range of fitted wardrobes, alcove shelving with cupboard below, curtains, fitted carpet, electric sockets, pendant light.





Bedroom Two
approx 9' 11" x approx 9' 1"
with radiator, mirrored alcove with cupboard below, sockets, curtains, pendant light.

Bedroom Three
approx 9' 11" x 7' 11"
radiator, sockets, roller-blind, downlights.

Bedroom Four
approx 9' 1" x approx 7' 11"
radiator, sockets, roller-blind, downlights.



Bathroom
white suite comprising panelled bath with shower attachment, vanity unit with drawers and mirror above, W.C., separate shower cubicle with waterfall showerhead, chrome heated towel rail, 'mosaic type' flooring, down-lights

Outside
Front - paved driveway will accommodate several vehicles leading to front door with lantern light/post box, boundary walls to both sides with planting and grass in front. Side gate to rear garden and fencing. Rear - extensive patio area, lawn surrounded by established shrubbery. Timber shed gives further storage

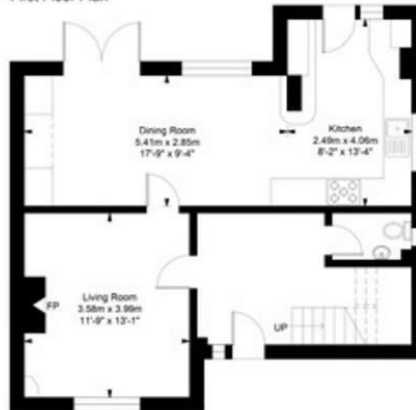
AGENTS NOTE
Local Authority Kent
Council Tax Band:E
Annual Price: £2,770
Conservation Area Shipbourne
Flood Risk No Risk
ADSL Under 24Mbps
100%
Superfast 24-100Mbps
100%
Ultrafast 100-999Mbps
100%
Gigabit 1000Mbps
100%



Gross Internal Area : 112.69 sq.m (1212.98 sq.ft)



First Floor Plan



Ground Floor Plan

For Identification Purposes Only

Ibbett Mosely

01732 351323

EPC Rating-

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