



Ibbett Mosely

Sychem Place, Five Oak Green, Tonbridge TN12 6TS
Price £725,000



A distinctive and adaptable extended semi-detached family home, offering up to six bedrooms with the option for a self-contained two or three-bedroom annexe. Nestled in a charming cul-de-sac, this property enjoys a serene setting adjacent to farmland.

This unique and highly adaptable extended semi-detached family home presents a rare opportunity, offering up to six bedrooms with the flexibility to create a self-contained two or three-bedroom annexe. Located in a peaceful cul-de-sac, the property enjoys a desirable position adjacent to farmland and sits on a generous corner plot. The home features a driveway and detached timber outbuildings in the rear garden, which provide additional versatile space. Conveniently within walking distance of local amenities, a primary school, and bus stops, the property is also just a short drive from major transport links, including the mainline railway station at Paddock Wood. The property is available with NO FORWARD CHAIN.

- Unique and highly adaptable extended semi-detached family home.
- Offers up to six bedrooms
- Potential to create a self-contained two or three-bedroom annexe
- Located in a peaceful cul-de-sac.
- Borders farmland on one side
- Situated on a large corner plot.
- Features a driveway for off-road parking
- Includes detached timber outbuildings in the rear garden
- Walking distance to local amenities, primary school, and bus stops.
- Short drive to major transport links, including Paddock Wood mainline railway station.

DESCRIPTION

This property offers a spacious and versatile layout, featuring six well-proportioned bedrooms, including the potential for a self-contained annexe. The ground floor comprises a sitting room, dining room, and a kitchen with utility room, complemented by a family room/study and

a large conservatory. Upstairs, there are five bedrooms with a through room Bedroom 6 / Dressing room which provide ample accommodation with two first floor bathrooms with flexibility to suit various family needs. The property has gas fired heating and mostly double glazing and would benefit from finishing works to some





of the rooms. The property is set on a generous corner plot of about 0.29 of an acre with detached timber outbuildings, including two sheds and a wood store, providing additional storage or workspace. There is a fenced off rear section of the garden with double gates and personal gate for access. There is a small orchard of apple and pear trees and the property is positioned in a tranquil cul-de-sac, it enjoys a desirable location bordering farmland, with easy access to local amenities and transport links.

LOCATION

Five Oak Green village offers Post Office, General Store, and Capel Primary School and Capel Gym (Private Gym and Studio situated in the centre of the village and has great appeal with the local residents). The neighbouring towns of Paddock Wood, Tonbridge and Tunbridge Wells are approximately 2 and 4 miles distant respectively. Paddock Wood being the nearer town offers Waitrose supermarket, library, shopping for every day needs to include butchers, bakers, chemist, main line station to London Charing Cross, Waterloo East, London Bridge/Ashford International, Dover Priory. Easy access links to A21, M25. Tunbridge Wells offers Victoria Place shopping centre with a wide variety of shops to include Marks & Spencers, the historic Pantiles with bistros and bars alike. A wide variety of schools and sporting facilities. Schools - Tonbridge offers both grammar and secondary, Paddock Wood offers secondary schooling with a grammar stream.

AGENTS NOTE





Local Authority Kent
Council Tax Band: E
Annual Price: £2,735
Conservation Area No
Flood Risk No Risk
Tenure: Freehold.
Services: Gas fired central heating with all other
mains services connected but not tested.
Local authority: Tunbridge Wells Borough
Council
EPC: D (61)



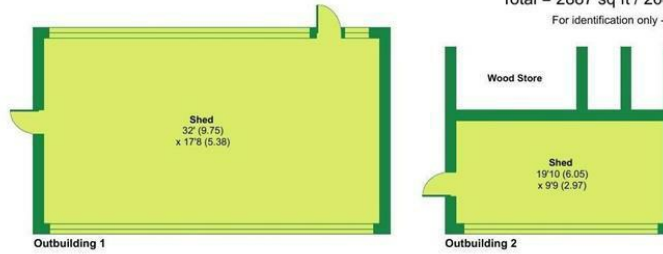
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Approximate Area = 2127 sq ft / 197.5 sq m

Outbuildings = 760 sq ft / 70.6 sq m

Total = 2887 sq ft / 268.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022.

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EPC Rating- D

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