



Hale Place Cottage Hale Street, Tonbridge, Kent, TN12 5HL

Guide Price £800,000 - £825,000

Jack Charles  
Estate Agents

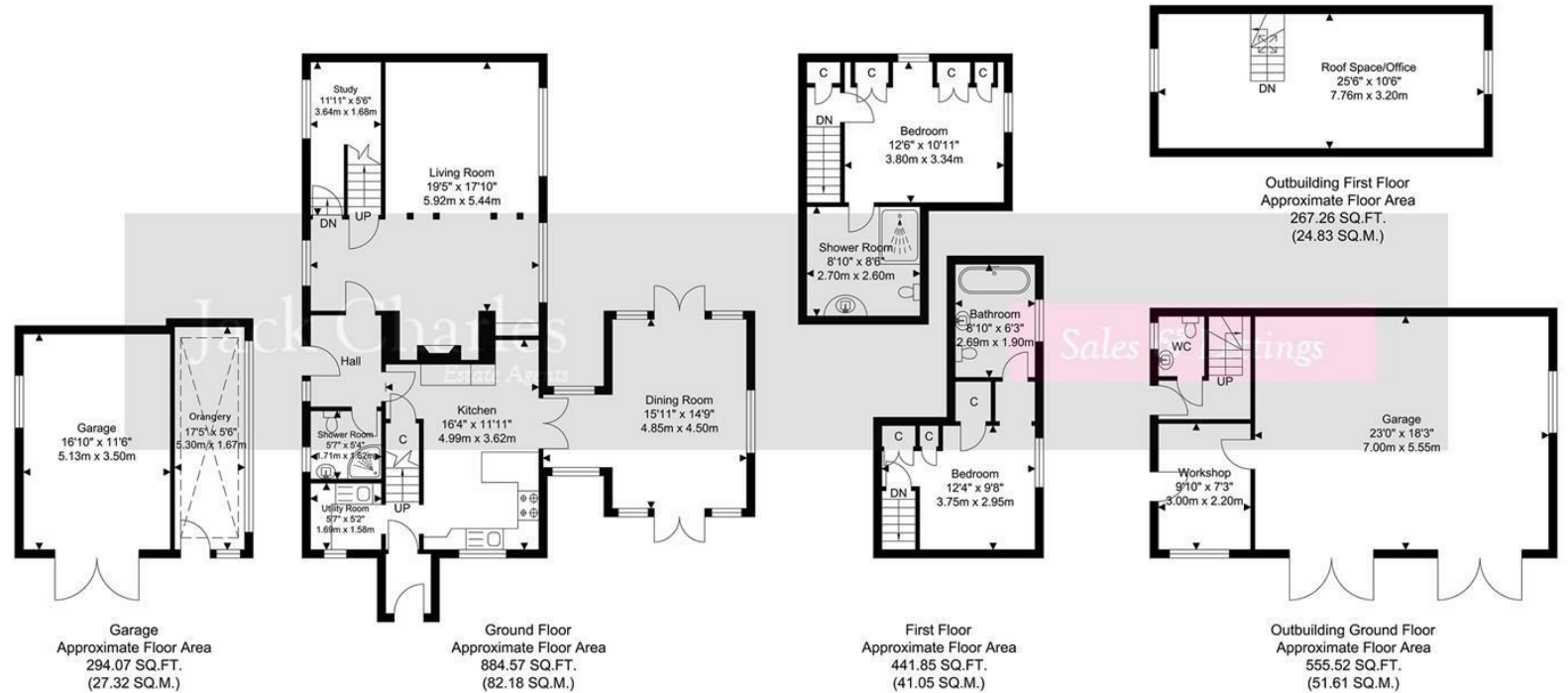
Sales & Lettings



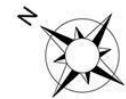
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**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Grade II Listed Property
- Extended Detached
- A Wealth Of Character
- Two Reception Rooms & Study
- Solar Energy
- Triple Garage & Single Garage
- Stunning Gardens
- Viewings Are Essential
- Village Location



TOTAL APPROX FLOOR AREA 2443.30 SQ.FT. (226.99 SQ. M.)  
For Identification Purposes Only.



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Sales & Lettings

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## To Be Sold

Jack Charles are proud to offer for sale this gorgeous grade II listed country house that has been extended and sympathetically renovated into an extremely special and unique home enjoying 1/4 acre of private gardens, large gravel driveway with triple garage, orangery and further single garage. The property offers a wealth of period features with original parts believed to date back to circa 1340. Internally accommodation boasting entrance hall, a light bright and spacious dual aspect reception room with exposed beams and feature inglenook fireplace. The kitchen/breakfast room enjoys a bespoke range of units and granite countertops complete with french oven and separate laundry room offering space for appliances with an adjoining access from the kitchen to stunning extension added 14 years ago that has created a well lit and well appointed dining room with underfloor heating and electric blinds. In addition the ground floor offers a study believed to be an original 'Ale House' and useful shower room w.c and further side vaulted entrance into the property. Twin staircases lead to the first floor each leading to adorable double bedrooms with generous ensuites with one offering a multi jet shower room and french vanity with the other offering an original victorian roll top bath. Externally well stocked level gardens wrap around the property with large area of lawn and mature borders mixed with areas of patio and courtyard ideal for entertaining. A particular feature is a triple garage with cloakroom w.c and workshop with additional room above with a further single garage and orangery to the adjacent side. The property is a rare example of a period home that benefits from solar panels to offset running energy costs that is found in immaculate order with plentiful gardens and outbuildings, the like of which are seldom available to buy. Viewings are strictly by appointment via sole agents Jack Charles.

## East Peckham

Situated in the heart of East Peckham village, with shopping for every day needs to include village stores, Post Office facilities, Butchers, Chemist, Bakers and two pubs within walking distance as well as a cafe and wine bar, East Peckham village Primary School. Paddock Wood, approximately 2 miles distant offers a wider variety of shopping facilities to include Barsley's Department Store, Waitrose Supermarket, together with Main line station to London Charing Cross. Mascalls Academy in Paddock Wood has high ability teaching groups. The larger towns of Tunbridge Wells and Tonbridge are approximately 9 and 7 miles distant respectively offering a wider variety of Grammar Schools and Shopping Facilities.

