



Vane Court, 1 Ambleside Barns Reeds Lane, Shipbourne, Tonbridge, TN11 9RR

£4,200 Per month

Jack Charles  
*Estate Agents*

*Sales & Lettings*



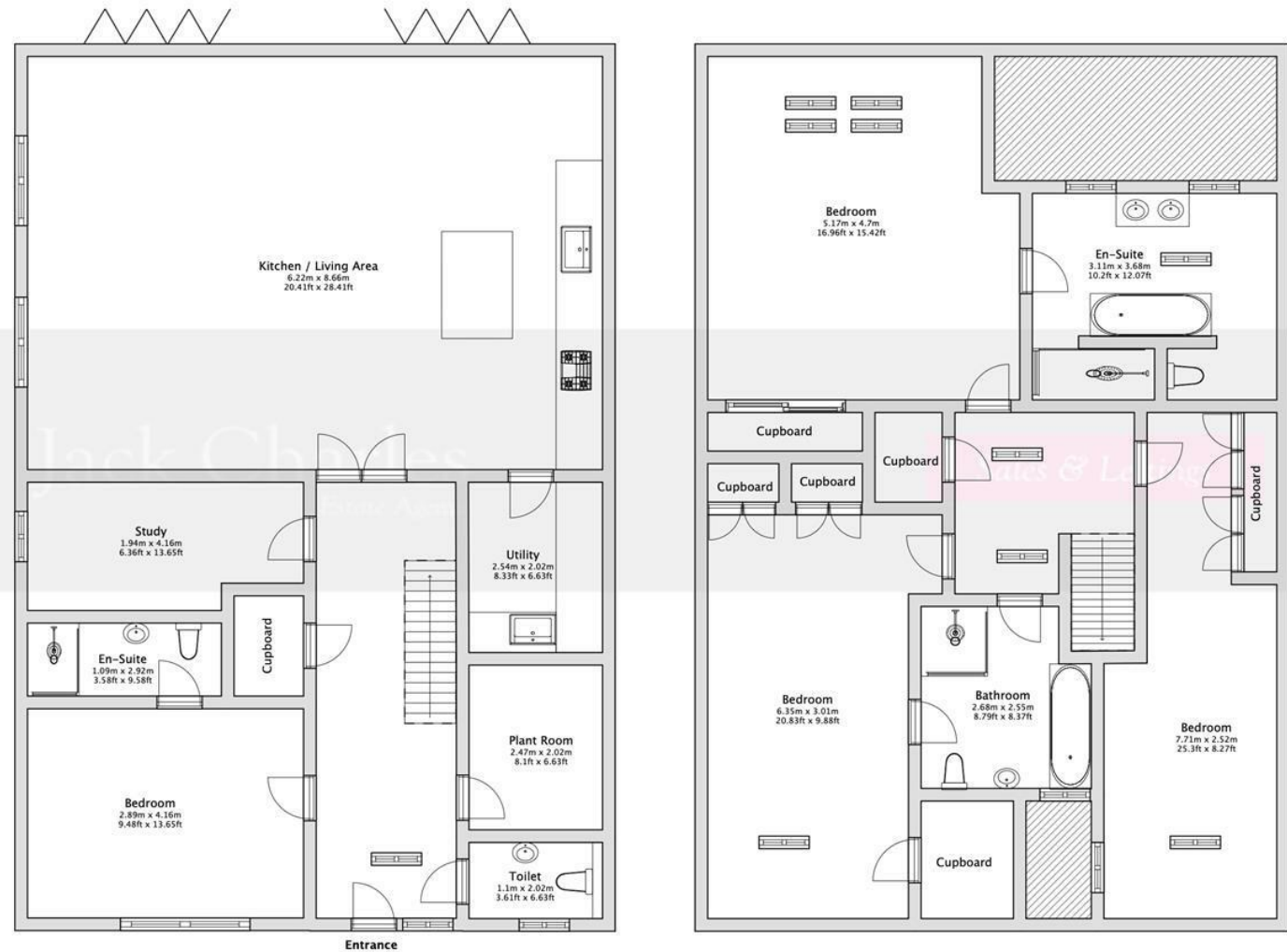
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 Ambleside Barns  
 Reeds Lane,  
 Shipbourne, Tonbridge,  
 TN11 9RR

**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.

- Brand New Substantial Family Home
- Four / Five Bedrooms
- Stunning Open Plan Kitchen / Family Room
- Three Bathrooms
- 2 Ensuites & 1 Jack & Jill Bathroom
- Office / Occasional Bedroom 5
- Utility Room
- Parking
- Garden
- Available now

**Barnard Court**  
 Approximate total internal area:  
 210.66m<sup>2</sup> (2267.52sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



**Jack Charles**  
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## To Be Sold

A truly stunning newly built family home. The property is arranged over two floors with 4/5 bedrooms, two ensuite bedrooms and a Jack & Jill family bathroom with Bedroom 3.

The ground floor has a stunning open plan kitchen / dining / living room with bi-fold doors to the rear and a partially vaulted ceiling in the kitchen area, there is a generous ensuite bedroom and good sized 2nd reception room/study that could double up as bedroom 5.

The master bedroom has vaulted ceilings with floor to ceiling height wardrobes and a stylish contemporary ensuite with a freestanding bath and separate shower. The remaining two bedrooms on the first floor share a bathroom with Jack & Jill access to bedroom 3.

The garden is lawned with a large paved terrace and there is parking for two cars.

Council tax band to be confirmed - please discuss with agent.

## Shipborne

The property is situated in a very sought after village of Shipborne, close to nearby Plaxtol which offers a range of amenities including a general store, post office, public house, church, recreation ground and a primary school.

Comprehensive Shopping: Tonbridge (5.6 miles), Sevenoaks (7 miles), and Bluewater (20 miles).

Mainline Rail Services: Sevenoaks to Charing Cross/London Bridge/Cannon Street/Waterloo East (7.4 miles). Borough Green (4 miles) to London Victoria.

Primary Schools: Ightham, Plaxtol & Shipborne.

State Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall

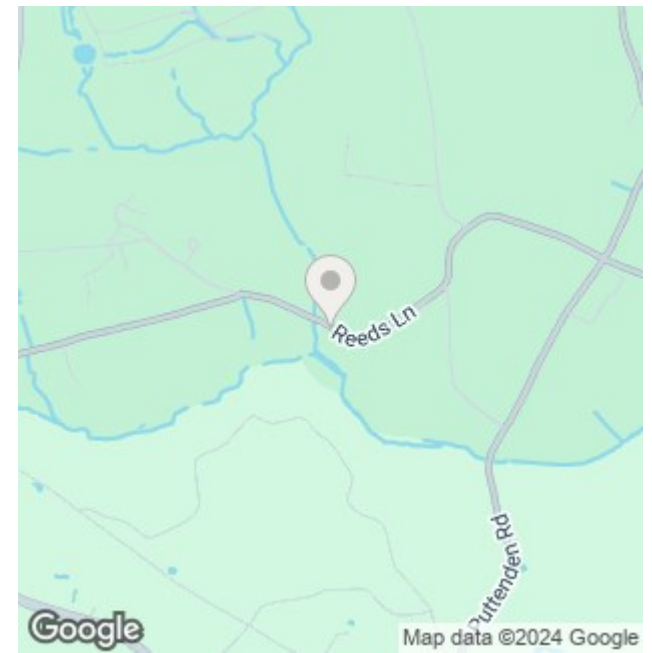
Secondary Schools. Sevenoaks, Solefields and New Beacon

Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Plaxtol Council 'Environmental Picnic Field' and dog walking field in the village. Wildernesse Golf Club and Knole Golf Club in Sevenoaks, and Nizels Golf & Leisure Centre in Hildenborough. Sevenoaks Leisure Centre.

## Agents Note

Rent excludes tenancy deposit payment and any other permitted fees.



Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







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