



Oak View Five Oak Green Road, Five Oak Green, Tonbridge, TN12 6RF.

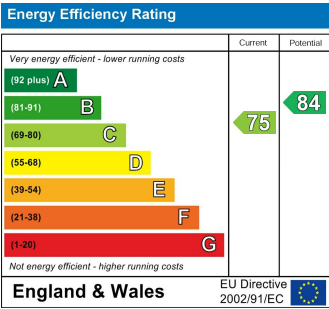
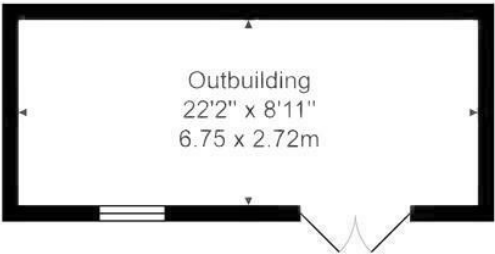
Guide Price £750,000 - £800,000

Jack Charles
Estate Agents

Sales & Lettings

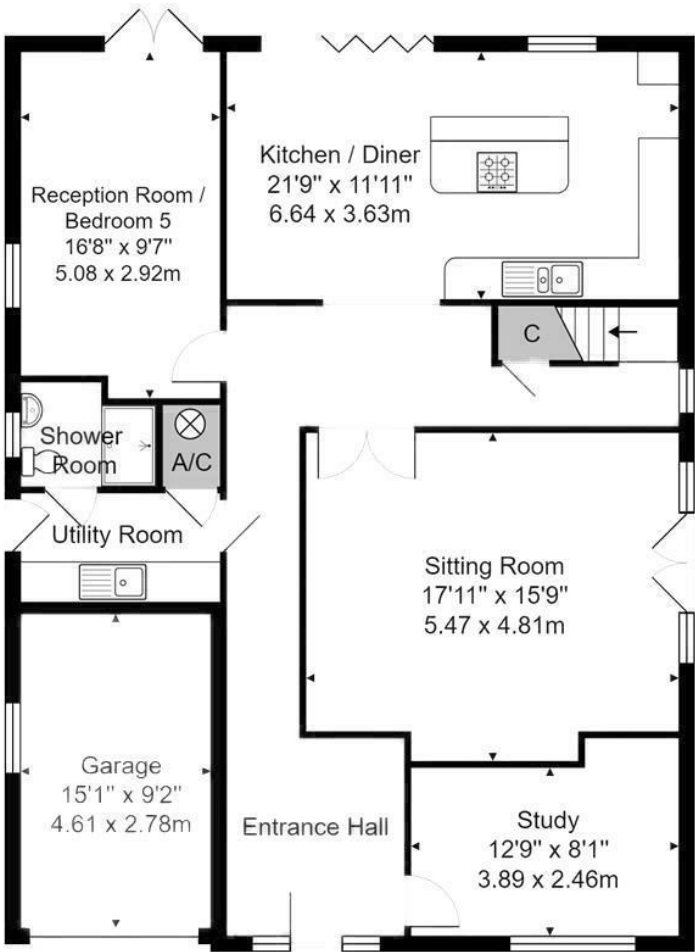
- Detached Family Home
 - Super Kitchen / Dining Room
 - Utility Room
- Large Gardens
 - Living Room
 - Driveway & Garage
- 5 Bedrooms, 3 Bathrooms
 - Study / 2nd Reception Room
 - Semi Rural Location Surrounded By Countryside

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.



House Approx. Gross Internal Area
2135 sq. ft / 198.3 sq. m
(Incl. Garage)

Outbuilding Approx. Internal Area
197 sq. ft / 18.3 sq. m



Ground Floor



First Floor

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.

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Nestled in the charming village of Five Oak Green, Tonbridge, this impressive detached house offers a perfect blend of space, comfort, and outdoor enjoyment. Built in 1965, the property boasts a generous layout with two inviting reception rooms, ideal for both relaxation and entertaining guests. With five well-proportioned bedrooms, there is ample room for family living or accommodating visitors.

The house features three modern bathrooms, ensuring convenience for all residents. The large gardens surrounding the property provide a delightful outdoor space, perfect for gardening enthusiasts or families looking to enjoy the fresh air. One of the standout features of this home is the inviting swimming pool which is in need of repair, which promises endless summer fun and relaxation.

Additionally, the property includes a detached outbuilding, offering versatile options for use as a home office, gym, or additional storage. This unique feature adds to the overall appeal of the home, catering to various lifestyle needs.

Five Oak Green is a picturesque location, providing a peaceful retreat while still being conveniently close to local amenities and transport links. There is a fantastic recreation ground with play areas for children small and large plus an outside gym. It also has football and cricket clubs along with an outstanding preschool in the village hall.

Location

The property is situated in the heart of Five Oak Green. The town of Paddock Wood and mainline station is just over a mile away, with good range of shopping facilities including a Waitrose supermarket, doctors surgery, bank, Costa Coffee, butcher, Greggs, Barsley's Department Store, Putlands Sports and Leisure Centre and primary school and the well-known and well-thought of Tumeric Gold Indian Restaurant is just 2.5 miles away. Tonbridge (5.5 miles) and Tunbridge Wells (6 miles) provide further comprehensive range of shopping and leisure facilities.

State and private schools: Primary schools in Five Oak Green, Brenchley and Horsmonden, grammar schools in Tonbridge, Tunbridge Wells and Cranbrook, Mascalls Academy in Paddock Wood, Tonbridge and Sevenoaks public schools, Kent College, Pembury. Preparatory schools at Somerhill and Hilden Grange (Tonbridge), Marlborough House and St Ronan's (Hawkhurst) and Dulwich Prep (Cranbrook).

Mainline rail: Paddock Wood (1.6 miles) with fast and frequent commuter services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Tonbridge station is a good alternative, just 5.4 miles.

Communications: The M25 can be accessed via the A21, linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel/ports.

Agents Note

The owners currently lease a parcel of land at the side of their property from the Hadlow Estate for £571 per year paid in 2 instalments. The Hadlow Estate have said they would be willing to discuss the letting of this parcel of land to the new owners.





Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

