



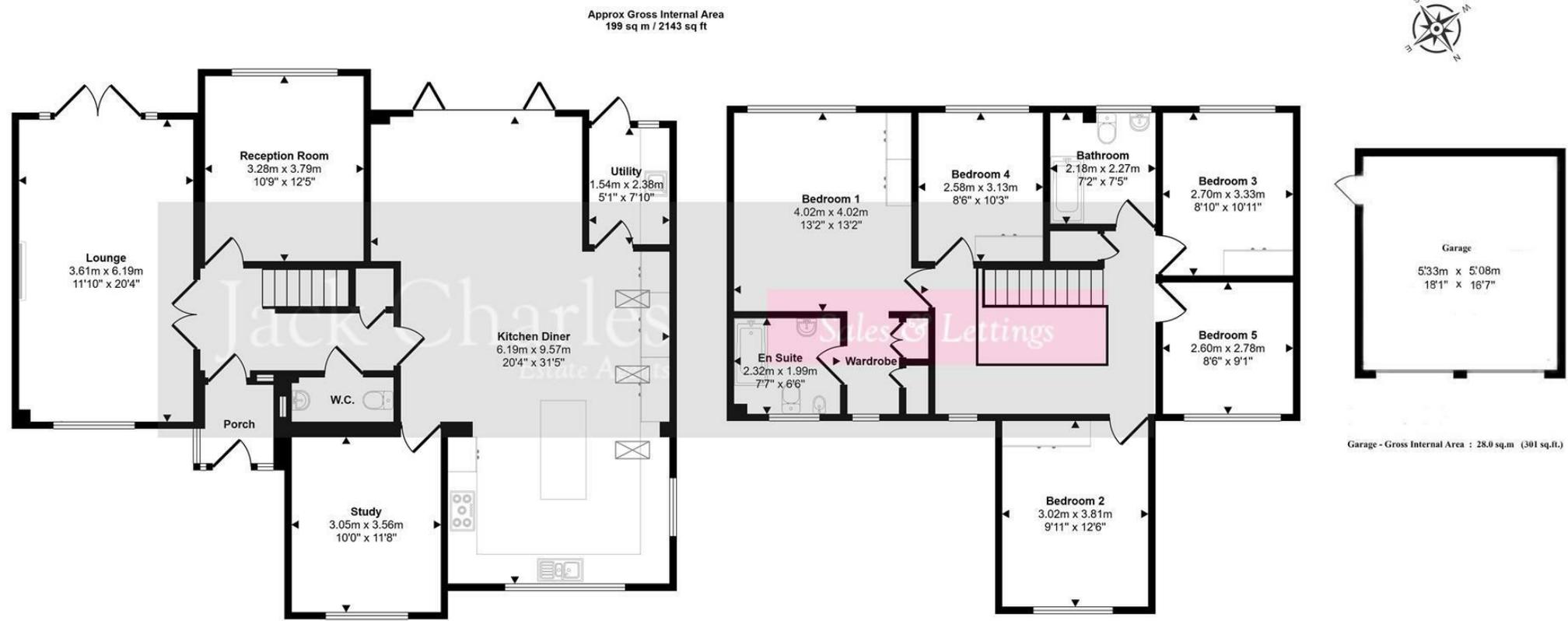
15 Sherenden Park, Golden Green, Tonbridge, TN11 0LQ

Asking price £1,100,000

Jack Charles
Estate Agents

Sales & Lettings

- 5 spacious bedrooms
- Stunning Kitchen / Dining / Family Room
- Highly Desirable Location
- Communal green For the residents
- 2 modern bathrooms
- Utility Room & Downstairs Cloakroom
- Stunning rural views
- 3 reception rooms
- Backing onto farmland
- Double Garage & Driveway



Approx Gross Internal Area
199 sq m / 2143 sq ft

First Floor
Approx 84 sq m / 906 sq ft

Garage - Gross Internal Area : 28.0 sq.m (301 sq.ft.)

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

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To Be Sold

Jack Charles are delighted to offer for sale this exquisite detached family home which offers a perfect blend of comfort and elegance. Built in 1987, the property boasts a generous layout, featuring three spacious reception rooms and a stunning open plan kitchen / dining family room that provides ample space for both relaxation and entertaining. The ground floor also has a separate utility room and a cloakroom/WC.

To the first floor there are five well-appointed bedrooms making this home ideal for families seeking room to grow or for those who enjoy hosting guests. The two bathrooms also ensure convenience for all residents.

One of the standout features of this property is its stunning location, tucked away backing onto tranquil farmland. This serene setting not only offers beautiful views it also a sense of peace and privacy, with a private garden that wraps around the property providing several seating and alfresco dining areas. To the front is an enclosed garden and drive providing ample parking to the front of the detached double garage. Residents of Sherenden Park also enjoy the benefit of a large communal green set between both of the cul de sacs.

Viewings are recommended.

Golden Green

The property is situated within a semi rural location, yet within easy reach of local amenities at East Peckham and Hadlow with shops catering for everyday needs including a Co-op supermarket, bakers, butchers, greengrocers, doctors surgery, chemist, & post office as well as leisure facilities.

Comprehensive Shopping: Tonbridge (approx 4.6 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Tunbridge Wells (approx 10 miles) and Bluewater Shopping Centre.

Mainline Rail Services: Paddock Wood mainline station approximately 5 miles away has a fast and frequent service to London Charing Cross and Cannon Street in about 50 minutes. Tonbridge mainline station is approximately 5 miles away offering a fast and frequent service to London Bridge/Charing Cross in about 45 minutes. Yalding station is approximately 3 miles.

Primary Schools: East Peckham, Hadlow & Tonbridge.

Secondary Schools: Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School.

Private Schools: The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools.

Leisure Facilities: Wrotham Heath Golf Club, Nizels Golf and Fitness centre in Hildenborough. Poul Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming.

Motorway Links: Excellent access to the motorway network at the A21 at Hildenborough, connecting with the M25 for Gatwick and Heathrow Airports The A26 leads to the A228 which gives access to the M20 for convenient road access to the Channel Tunnel Terminus at Ashford International Station . The adjoining road networks offer links to London, Canary Wharf, the Dartford River Crossing, Bluewater Shopping Centre and the South Coast. There is also convenient road access to Ebbsfleet International Station with high speed rail services into central London (including Stratford for the 2012 Olympics) and Europe.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	82
England & Wales		EU Directive 2002/91/EC	







