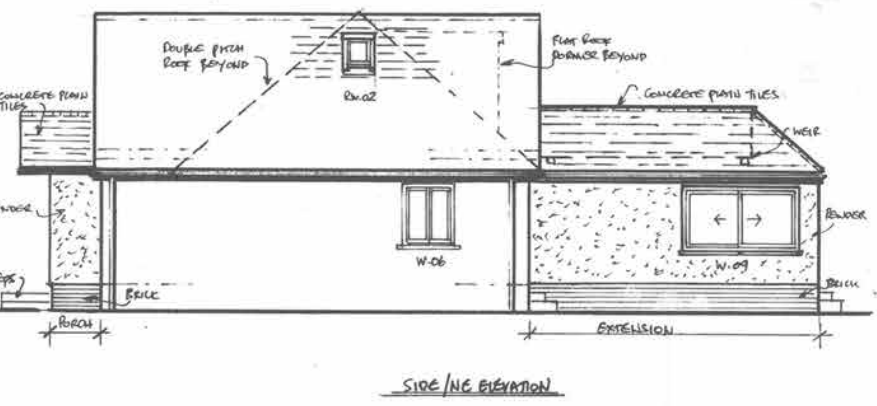
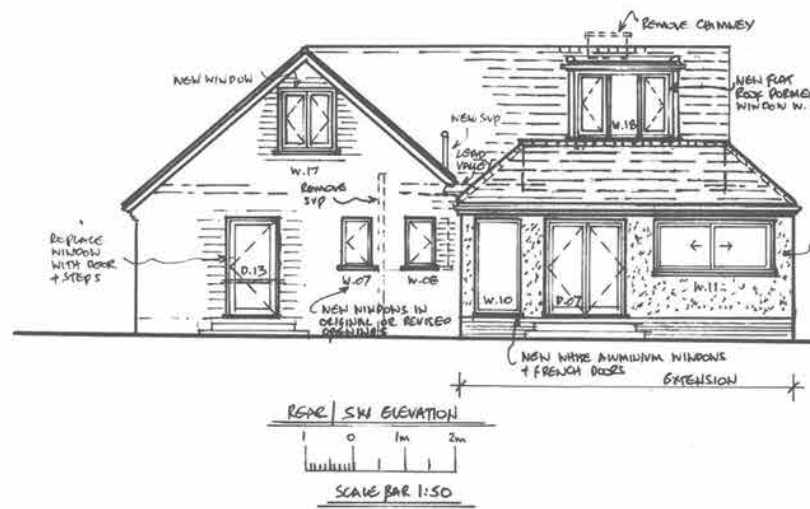
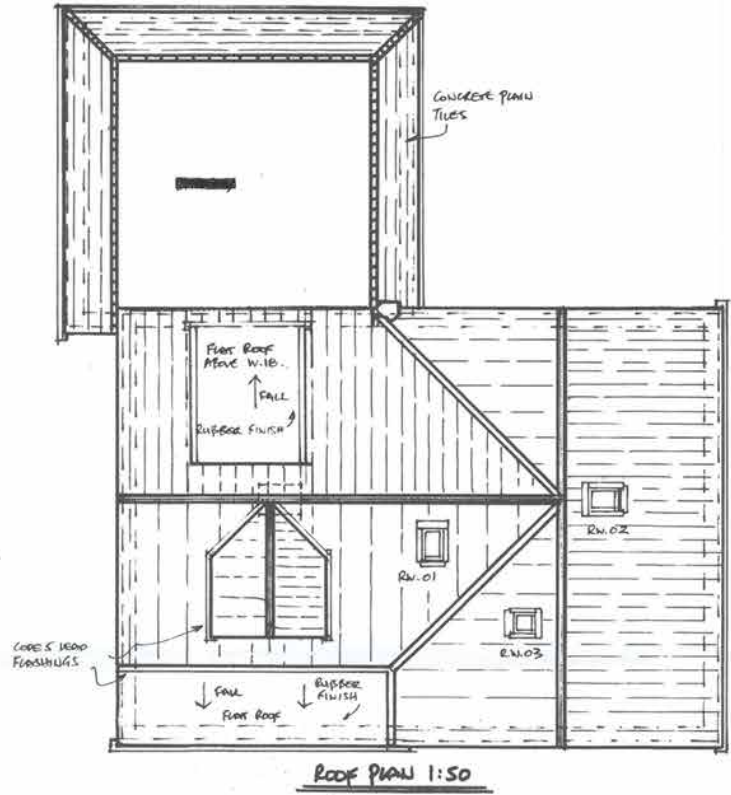
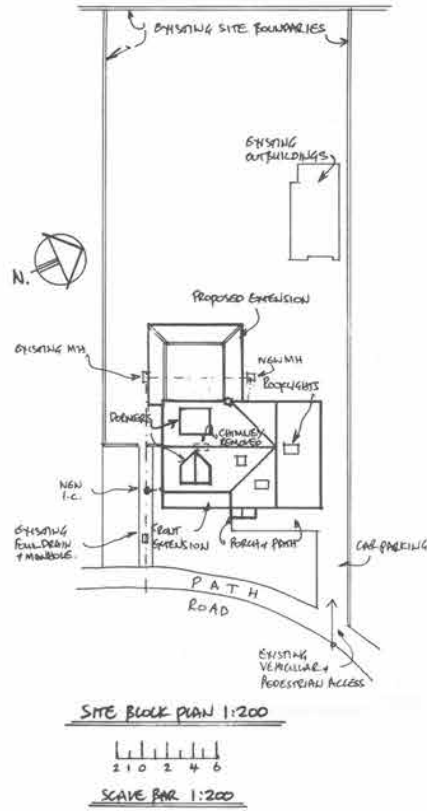




58 Greentrees Avenue
Tonbridge | Kent | TN10 4NE

FINE & COUNTRY





Step inside

58 Greentrees Avenue

There is plenty of potential to create a superb family home in this four bedroom detached chalet bungalow, with a large garden and separate office and studio, on the outskirts of Tonbridge. It is ideally situated on a quiet road only a couple of hundred yards from farmland and orchards yet only a few minutes' drive from supermarkets, high street stores and Tonbridge station in one direction and the village of Hadlow in the other.

The first floor accommodation has recently been updated to create two delightful double bedrooms with en-suite bathrooms, each providing a bath and separate shower, fitted wardrobes and charming views across the garden.

The ground floor is a 'blank canvas' waiting for new owners to make it their own and with the benefit of planning permission to extend and create a stunning Kitchen/Living/Dining space (Tonbridge and Malling 18/00473/FL) It is currently configured to include two double bedrooms, a good sized living room, shower room, kitchen and utility room. The sitting room has a log burning stove, as yet to be reconnected, with a black granite hearth that would make a charming focal point. The kitchen includes a gas cooker and units housing a variety of stand-alone appliances. There is also a pantry larder with an adjacent utility/boot room and storage cupboard leading to the rear external door.

Outside the largest detached building is an excellent office and the smaller one is ideal as a studio or games room. Both these buildings are insulated and include lighting, electrics and wood flooring, with potential for a water supply. The properties' solar panels are situated on the office roof and there is a transferable FIT tariff.

One of the great attractions of this property is the spacious and peaceful garden. It is a real haven for birds and wildlife as it has been organic for 25 years. Amongst the vegetable, herb, and flower beds the garden includes four, hundred year old fruit trees from when the whole area was a vast Victorian orchard. As well as apple, plum, pear, greengage, peach, apricot and cherries trees, various berries and nuts, there is also a greenhouse and a large polytunnel. It is ideal for anyone wanting to become more self-sufficient or "grown their own."



Seller Insight

“ I moved here about 13 years ago because I liked the area but fell in love with the garden, and I could work from home. However it is time to let new owners continue the project and create a special home suited to their needs.

The location is a short distance to orchards and fields, great for walking a dog. Local horse stables too. I can be in Waitrose, M&S food and Sainsbury's in five minutes as well as our local farm shop and butcher.

A little further is Hadlow village which includes a variety of shops, a pub and a church. Hadlow College of Agriculture and Horticulture is well-known and includes the Broadview Gardens complex.

Tonbridge is a delightful town full of well know chains and independent shops, hair and beauty salons/spa along with plenty of bars and restaurants and more retail outlets on the outskirts of the town. There is a mainline station with trains that can whisk you to London or the coast in about half an hour, as well as, a very good bus services that connects from Tunbridge Wells to Maidstone through Tonbridge.

There are excellent educational facilities with a number of primary schools including Slade Primary rated Outstanding by Ofsted, several Outstanding grammar schools which includes The Judd School (boys), Tonbridge Grammar school and The Weald of Kent (girls) with specialist status including performing arts, math and ICT, music and sports. There is also the West Kent College of further education and a small University of Kent campus as well as the famous independent Tonbridge School for boys founded in 1553. This provides a leisure club with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself has golf, football, rugby, tennis, lawn bowls, cricket clubs and horse riding.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road	
Tonbridge station	1.7 miles
Tunbridge Wells station	7.1 miles
Sevenoaks	13.3 miles
Dover Docks	63.7 miles
Channel Tunnel	49.0 miles
Gatwick Airport	26.8 miles
Charing Cross	45.7 miles

By Train from Tonbridge	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins

Leisure Clubs & Facilities

Tonbridge School Centre	01732 304111
Cowdrey Cricket Club	01732 356403
Tonbridge Tennis Club	07956 311273
Tonbridge Golf Centre	01732 353281
Tonbridge Bowling Club	01732 358528
Tonbridge Town Sailing Club	07813 259167
Tonbridge Swimming Pool and Spa	01732367449
Nizels Golf, Gym and Country Club	01732833833

Healthcare

Warders Medical Centre
 Trenchwood Medical Centre
 Tonbridge Medical Group
 Tunbridge Wells Hospital

Education

Primary Schools
 Slade Primary School
 Long Mead Community
 St Margaret Clitherow Catholic Primary
 Bishop Chavasse
 Somerhill (independent)
 Hilden Grange Preparatory

Secondary Schools:

Tonbridge Grammar School
 Hill View School for Girls
 Weald of Kent Grammar
 The Judd School Grammar
 Tonbridge School
 Kent College School,for Girls

017327 770088
 01732 352784
 01732 352907
 01622729000

01732 350354
 01732 350601
 01732 358000
 01732 676040
 01732 352124
 01732 351169

01732 365125
 01732 352793
 01732 373500
 01732 770880
 01732 365555
 01892 822006

Entertainment

Oast Theatre
 Trinity Theatre
 Odeon Tunbridge Wells
 Finch House, Basil, The Bakehouse and 65mm Coffee
 The Ivy House
 Tallow
 The Kentish Hare

Local Attractions / Landmarks

Tonbridge Castle
 Haysden Country Park
 Tonbridge River Trips
 Hever Castle
 Penshurst place
 Chartwell
 Ightham Moat
 River Hill Himalayan Gardens
 Spa Valley railway
 Odeon Tunbridge Wells
 Mereworth vineyard

Ground Floor

Approx. 81.5 sq. metres (877.1 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.7 sq. feet)



GROUND FLOOR

Living Room	18'7 (5.67m) x 10'10 (3.30m) narrowing to 9'5 (2.87m)
Kitchen	13'4 x 8'0 (4.07m x 2.44m)
Bedroom 3	11'7 x 11'1 (3.53m x 3.38m)
Bedroom 4	13'4 x 10'7 (4.07m x 3.23m)
Utility	

OUTSIDE

Front Garden
Rear Garden
Driveway
Outbuilding 1
Outbuilding 2

FIRST FLOOR

Landing	
Bedroom 1	13'2 (4.02m) narrowing to 9'5 (2.87m) x 11'8 (3.56m)
En-suite	14'8 (4.47m) narrowing to 10'8 (3.25m) x 5'11 (1.80m)
Dressing Area	
Bedroom 2	14'7 (4.45m) x 12'2 (3.71m) narrowing to 9'6 (2.90m)
Bathroom	10'3 x 7'0 (3.13m x 2.14m)

£ 675,000

Council Tax Band E

Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed





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