



Brampton Bank, Five Oak Green Road, Tudeley, Tonbridge, Kent

Guide Price £700,000 - £725,000

When experience counts...

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bracketts

Offered for sale is this fantastic sized family home situated in the sought after Hamlet of Tudeley. The property is accessed by a long driveway with impressive frontage and is set back from the road. Internally the property comprises entrance hallway with downstairs cloakroom and utility room, large dining room, country style bespoke kitchen and living room to the rear with log burning stove. To the first floor there is a great sized landing with space for a working from home setup, three double bedrooms and family bathroom. To the second floor there is the primary bedroom with separate W/C and free standing bath. Outside there is a good sized private garden to the rear siding onto woodland and backing onto fields. The property is a short drive to both towns, Tonbridge and Paddock Wood which offer local shops, supermarkets, restaurants and bars / pubs. Both towns also have the added bonus of having mainline stations. We strongly recommend booking into view this property to appreciate the space it has to offer both inside an out.

Semi-Detached Family Home

Four Double Bedrooms

Dining Room

Kitchen

Living Room

Utility Room

Great Sized Plot

Off Road Parking

Large Rear Garden

Backing Onto Fields





LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

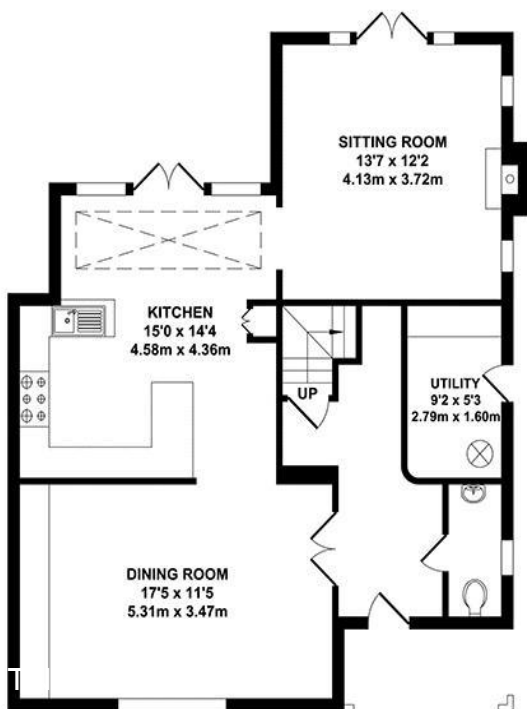
ADDITIONAL INFORMATION:

- Council Tax Band C
- Double Glazed Windows
- Oil Fired Central Heating

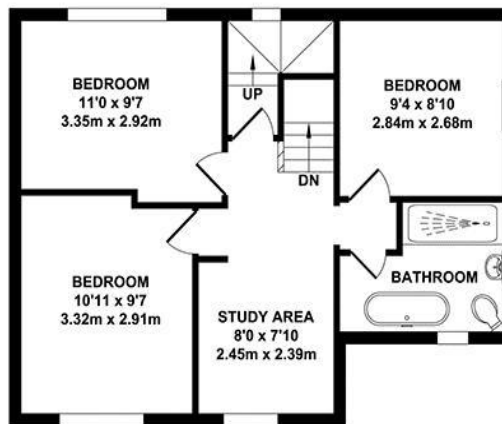
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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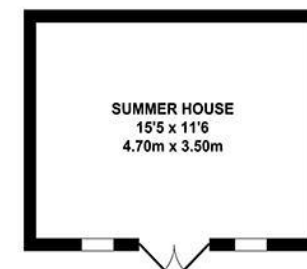
GROUND FLOOR
APPROX. FLOOR AREA
761 SQ.FT.
(70.69 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
519 SQ.FT.
(48.22 SQ.M.)



SECOND FLOOR
APPROX. FLOOR AREA
326 SQ.FT.
(30.30 SQ.M.)



SUMMER HOUSE
15'5 x 11'6
4.70m x 3.50m

SUMMER HOUSE
APPROX. FLOOR AREA
177 SQ.FT.
(16.45 SQ.M.)

TOTAL APPROX. FLOOR AREA 1783 SQ.FT. (165.66 SQ.M.)
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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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