



Three Elm Lane, Tonbridge, Kent, TN11 0AD

Guide Price £1,250,000 - £1,350,000

When experience counts...

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bracketts

Set within gardens and grounds of about three acres in a convenient semi-rural location on the edge of Tonbridge in Three Elm Lane, Blackbrook offers a picturesque setting just a short distance from the Carpenters Arms pub, Budgens convenience store and Haywards Farm Shop. Golden Green village with its pub and village hall is nearby with further amenities in Hadlow (1.5 miles) and the larger town of Tonbridge (2.5 miles) offering more extensive amenities and well regarded schooling. Tonbridge railway station (2.6 miles) has regular fast trains to London Bridge/Charing Cross/Cannon Street. A detached 1930s five bedroom, three receptions, three-bathroom family home sympathetically extended in the 1990s, Blackbrook has equestrian potential with a two bay stable and wildlife-rich field with scattered oak trees, a nuttury, an orchard and a stream. While the property is in need of modernisation, it presents an exciting canvas for redevelopment or further extension, subject to the necessary planning consents. A unique opportunity for those seeking a project with limitless potential.

Five Bedrooms Detached Family Home

Scope for Extension / Further Development Subject to Necessary Planning Consent

Approx 3 Acres (TBV)

Sought After Location

Private Gated Driveway & Garage

Established Gardens & Orchards

Three Reception Rooms

Equestrian Potential

In Need Of Modernisation

NO ONWARD CHAIN





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 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.

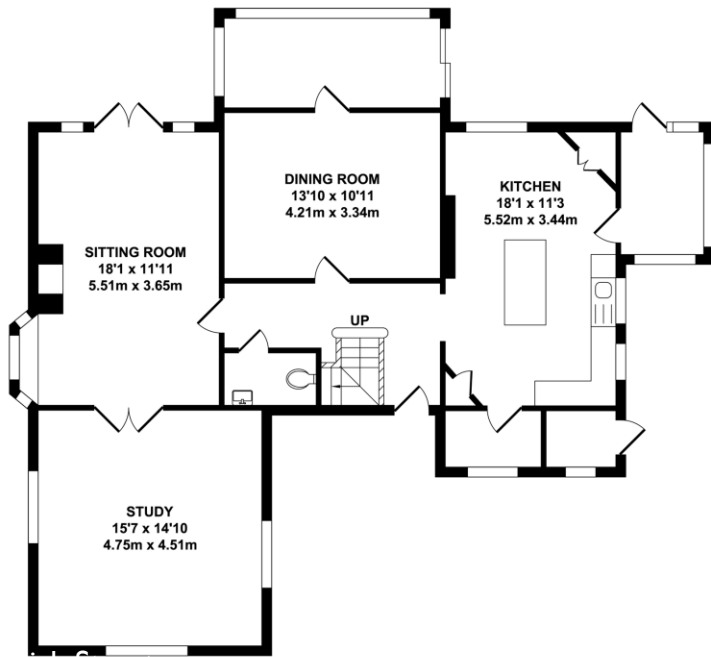
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell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

ADDITIONAL INFORMATION:

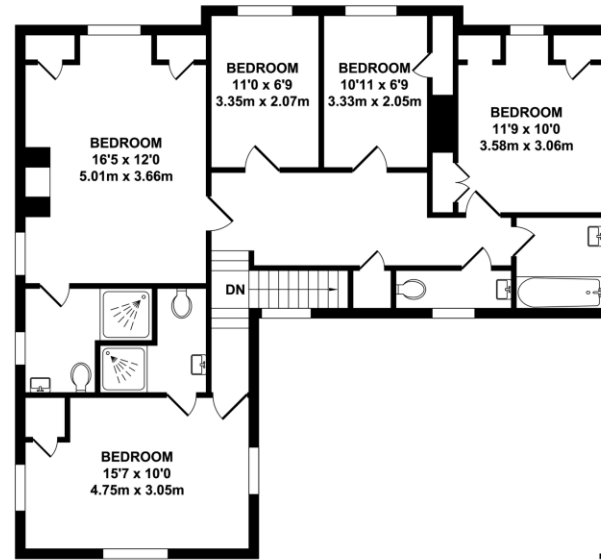
Council Tax Band F



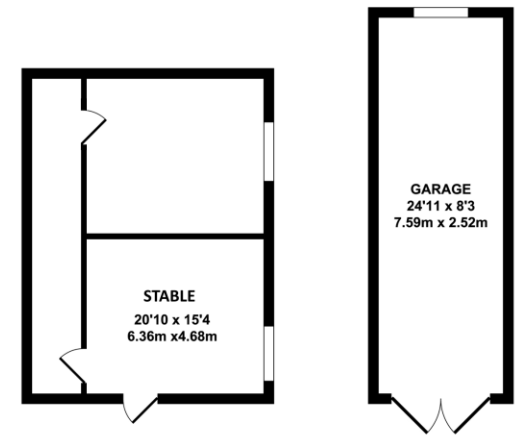
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GROUND FLOOR
APPROX. FLOOR AREA
1126 SQ.FT.
(104.62 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
946 SQ.FT.
(87.93 SQ.M.)



OUTBUILDING
APPROX. FLOOR AREA
636 SQ.FT.
(59.13 SQ.M.)

TOTAL APPROX. FLOOR AREA 2,072 SQ.FT. (192.49 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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