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# BarnesKingsnorth



**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



**Sychem Place, Five Oak Green, Tonbridge, Kent, TN12 6TR**

**£450,000 Freehold**

**Viewings strictly by appointment with the agent**  
**Tel: 01732 771616**  
**[www.bkestateagents.com](http://www.bkestateagents.com)**



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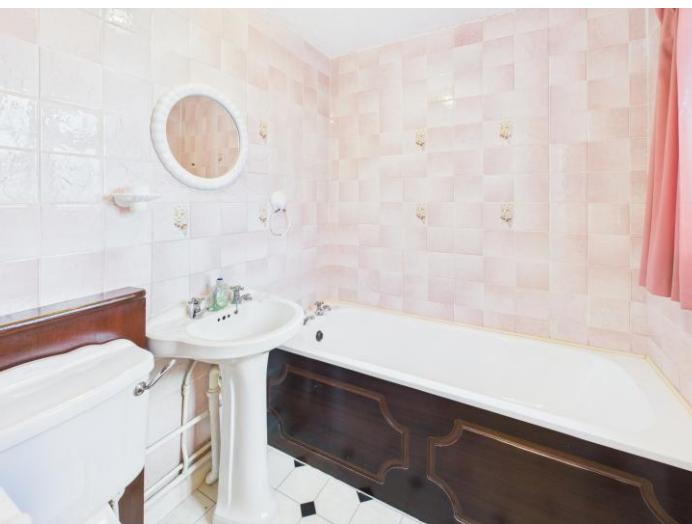
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## THE PROPERTY

Breathe new life into this lovely family home providing a superb opportunity for the incoming purchaser to renovate and update to their own specific requirements. Entrance door leads into the entrance lobby with ample room to store all the coats and shoes! This leads into the hallway and the living room, internally the accommodation is light and well proportioned and there is currently a gas fire. The kitchen/dining room is fitted with a range of wood effect units with laminate worktops and there is ample space for storage and working. Double doors lead onto the rear garden. Off the kitchen there is a ground floor shower room and bathroom currently fitted with white suite and vinyl flooring. This completes the accommodation on the ground floor. Stairs to the upper floor where you will find the three well-proportioned bedrooms, two double and one single, perfect for families or guests.

## OUTSIDE

A neat front garden with paving slabs and flower beds plus shared driveway leading to a detached garage adding practicality and convenience. Step outside to the impressive 150' rear garden, fully enclosed and with a generous lawn space, perfect for children and pets to let off steam. The garden shed and greenhouse are included in the sale. The rear garden backs onto open farmland with far reaching views. With its tranquil outlook and proximity to open countryside this property, with vision and imagination, could become your idyllic family home and is being offered For Sale with the benefit of NO CHAIN!



## THE LOCAL AREA

Situated within the glorious Kent countryside, in the village of Five Oak Green, yet only 5 miles from the town of Tonbridge and 2 miles from Paddock Wood. Both larger towns offer mainline train services to London in 40 and 50 minutes respectively and shopping facilities, and with excellent links to the A21/M25 and the South Coast - there should be no other choice! There is a good choice of schools in both towns and Capel Primary School is located within Five Oak Green itself and along with the General Store & Vets, is within walking distance. The Hamlet of Tudeley is literally just up the road and is famous for being the home of All Saints Church which is the only church in the world that has all its stained-glass windows designed by Marc Chagall in memory of Sarah the daughter of Sir Henry & Lady d'Avigdor-Goldsmid. Today the church hosts the Tudeley Festival, an early music event. Nearby Tonbridge town dates back to Saxon times and is centred around the River Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures.

## ROUTE TO VIEW

From our office in Tonbridge High Street, proceed northwards and at the first set of traffic lights turn right onto the A26/Bordyke/Hadlow Road. Follow this road to the next set of traffic lights and take the right hand turn into Cannon Lane. Continue to the roundabout and take the first left into Vale Rise, passing the Mercedes Garage on your left. Proceed to the Woodgate Way roundabout and take the first exit on the left into Five Oak Green Road. Follow this road past Capel School, take the 2<sup>nd</sup> turning right into Sychem Lane and the property will be found at the far end of this road on the right-hand side.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.*

**Energy Efficiency Rating: D**

**Council Tax Band: C**

**Ref: T1469/520192/V1**

