



1 St Nortons Cottages , Five Oak Green Road, Five Oak Green,
Tonbridge, Kent, TN12 6RW

Offers in Excess of £425,000

**Waghorn
&
Company**

Independent Estate Agents

*** Grade II Listed Semi-Detached Cottage * Popular Village Location * Detached Garage *
Pretty Cottage Gardens To Both front & Rear * A Wealth Of Period Features * EPC Rating
N/A / Council Tax Band D - £2,249.48 P.A. ***

Waghorn and Company are delighted to offer for sale this rather special Grade II Listed semi-detached period home, located in the popular Village of Five Oak Green. This charming property is believed to have been built as a Farmhouse in the Mid to late 16th Century with some alterations added in the 17th century then divided into two cottages in the 1970s. The property maintains a wealth of original features and charm with Inglenook fireplaces and wonderful exposed beams. This landmark Village home offers a rare opportunity to acquire a piece of local history that will make you smile as you walk past the pretty cottage garden and into a wonderful sitting room.

Entrance

Access is via a shared path leading to original wooden front entrance door which opening into the sitting room.

Front garden

Area laid to lawn with an abundance of shrubs, plants, trees and bushes making a lovely cottage garden with outside water tap.

Sitting Room

Leaded light window to front and panelled glazed window to rear, exposed timber beams, inglenook fireplace, stone flooring, three wall light points, door to kitchen/breakfast room and wall mounted electric storage heater.

Kitchen/Breakfast Room

Leaded light window to front, one and a half bowl sink and drainer with cupboards under and further range of matching base and wall units, space for freestanding electric hob with extractor hood over and space for fridge freezer, stairs leading to first floor landing, exposed timber beams, door to rear garden with matching side window, tiled flooring, ceramic wall tiling, space and plumbing for washing machine and wall mounted electric storage heater.

First Floor Landing

Doors to bedrooms 1, 3 and family bathroom, airing cupboard, exposed timber beams, wooden flooring and door with stairs leading to bedroom 2.

Bedroom 1

Leaded light window to front and original windows to both front and rear, exposed wooden beams, wooden flooring, wall light points, inglenook fireplace and wall mounted electric storage heater.

Bedroom 3

Leaded light window to front and original window to front, exposed timber beams, wall light points, wooden flooring and wall mounted electric heater.

Family Bathroom

Frosted glazed window to side and original window to rear, exposed timber beams, low level w/c, pedestal hand wash basin with splash back tiling, panelled bath with shower over and heated towel rail.

Second Floor

Stairs to bedroom 2.





Bedroom 2

Panelled glazed window to size, vaulted ceiling with exposed timber beams, wall light points, wooden flooring, door to store room/loft room and wall mounted electric storage heater.

Loft Room/Store Room

Vaulted ceiling with exposed beams.

Rear Garden

Patio area adjacent to the property with path leading to rear, the remainder of the garden is laid to lawn with an abundance of established shrubs, plants, trees and bushes, timber shed, outside water tap and rear pedestrian access with path leading to detached garage located to the side of the property.

Detached Garage

Up an over door to front, door to side, two windows to side, power and lighting.

Tenure

Freehold



01732 808542

sales@waghornandcompany.co.uk

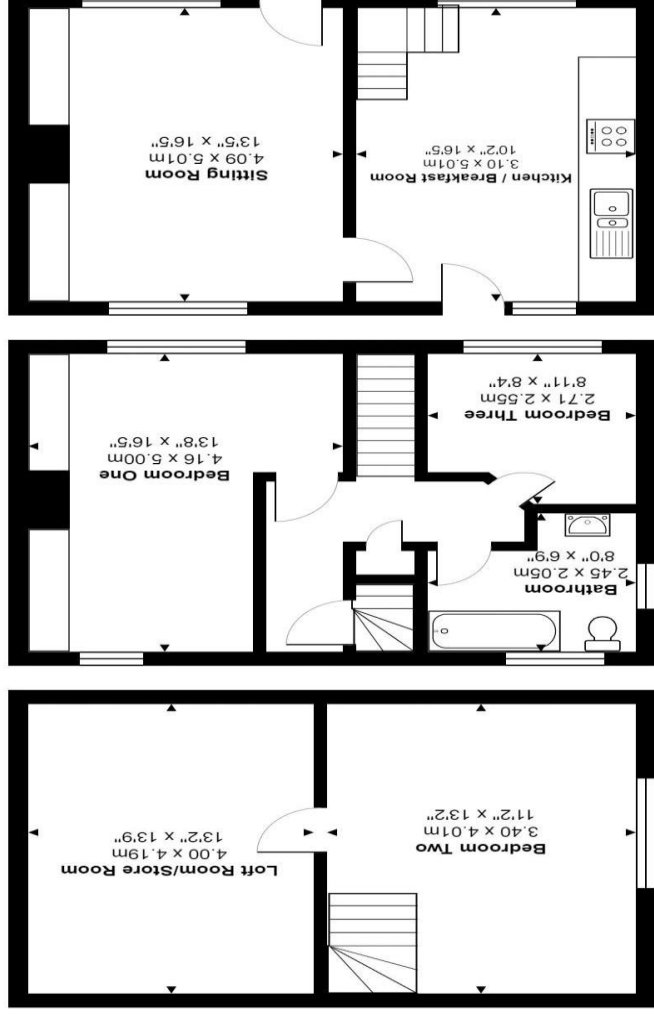
127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982



This Floorplan is not to scale and for illustration purposes only.
All measurements are approximate

