



OAK VIEW, FIVE OAK GREEN ROAD
FIVE OAK GREEN, TONBRIDGE - GUIDE PRICE £800,000 - £825,000



Oak View

Five Oak Green Road, Five Oak Green,
Tonbridge, TN12 6RF

'L' Shaped Entrance Hall - Study - Utility Room - Shower Room - TV Room - Sitting Room - Kitchen/Diner With Bi-Fold Doors To Garden - Landing - Bedroom With En-Suite - Three Further Bedrooms - Bathroom - Garage & Driveway Providing Off Road Parking For Several Vehicles - Large Rear Garden With Brick Built Summerhouse

Situated in a sought after village location just a few minutes drive from the nearby towns of Tonbridge, Paddock Wood and Tunbridge Wells is this well presented, extended and much improved detached family home.

Stepping into the spacious entrance hall there is plenty of room to greet your guests before showing them into the house. Directly at the front is a good size study which could comfortably seat two people in a working from home environment if desired.

At the back of the house is the hub of the home with a large kitchen/ dining room with matt grey cabinetry and granite worksurface, a central island unit with the hob and breakfast bar. Integrated appliances include NEFF oven and combi microwave oven and a dishwasher and there is a space for a large American-style fridge/ freezer and wine cooler. A large sitting room with solid wood floors is a great family room and there is a further TV room which could be another study, reception room or could be turned into a self-contained annexe as directly behind it is the utility room and shower room so the two could be incorporated for an au-pair or live in relative.

Upstairs are four generous bedrooms with the main bedroom having a Juliet balcony and far reaching countryside views as well as built in wardrobes and a modern ensuite shower room.

Two of the other bedrooms also have built in wardrobes and/or drawers and there is a modern family bathroom too.

Outside you will find a garage and driveway parking for several vehicles and at there are large gardens which are mainly laid to lawn but with two principal patio areas, a raised vegetable patch with mature fruit trees (part of the garden is leased from Hadlow Estates - please enquire for more details) swimming pool (not currently in use) and various outbuildings including a brick built summerhouse which is double glazed as well as a shed and greenhouse.

This property has so much offer, it should be viewed to be fully appreciated what is currently available and also further scope for many years to come.

Composite front door with glazed panels and windows to either side.

ENTRANCE HALL:

'L' shaped hallway providing ample space for greeting guests, fitted coir mat, tiled floor, radiator. Large understairs cupboard.



STUDY:

Double glazed window to front, solid wooden floor, radiator. Range of built-in shelves and cupboards.

UTILITY ROOM:

Wall and floor cupboards with contrasting worksurface. Stainless steel sink and drainer with mixer tap, wall mounted boiler. Space and plumbing for washing machine and tumble dryer. Tiled floor, radiator, large airing cupboard housing hot water tank. Frosted double glazed door to side.

SHOWER ROOM:

WC, wall hung basin, step in shower with waterfall head and separate hand held attachment. Tiled walls and floor, ceiling spotlights, extractor. Frosted double glazed window to the side.

TV ROOM:

Double glazed door to garden and frosted double glazed window to side. Built-in shelves, tiled floor, radiator.

SITTING ROOM:

Double glazed door to garden and double glazed windows to either side, solid wooden floor, radiator.

KITCHEN/DINER:

Modern fitted kitchen comprising matt grey cabinetry and contrasting granite work surface and riser. Central island unit with five ring gas hob with glass extractor and 'Neff eye-level oven and combi microwave oven above. Space for American style fridge/freezer. Integrated dishwasher, bins and space for wine fridge. Breakfast bar area, tiled floor. Double glazed bi-fold doors to garden and double glazed window to rear.

LANDING:

Loft hatch (light and part boarded).

BEDROOM:

Double glazed window to front, Velux window, radiator, built-in shelving and drawers.

BEDROOM:

Double glazed windows to front and side, radiator.

BATHROOM:

Panel enclosed bath with central mixer tap, wall hung basin, WC, shower cubicle with waterfall head and separate hand held shower attachment. Heated towel rail, tiled splashbacks, ceiling spotlights, extractor. Velux window.

BEDROOM:

Double glazed window to side, radiator, built-in wardrobes and drawers.

BEDROOM:

Double glazed window to rear with Juliet balcony and double glazed window to side. Two built-in wardrobes with hanging rail and shelving, radiator.

EN-SUITE:

Walk in shower with waterfall head and separate hand held attachment, WC, wall hung basin. Tiled splashbacks, towel rail, ceiling spotlights, extractor. Velux window.



OUTSIDE FRONT:

Ample off road parking for several vehicles.

OUTSIDE REAR:

Large gardens mainly laid to lawn with views over surrounding countryside, patio areas, swimming pool (not currently in use). Vegetable areas with raised beds and mature fruit trees. Shed, greenhouse. Brick built Summerhouse with double glazed windows and doors - potential as home office/gym - 22'2" x 8'11".

Part of the garden is rented from Hadlow Estate with the current annual cost of £542.00.

GARAGE:

Single garage with up and over door and power and light.

SITUATION:

The property is on the edge of the village, next to fields and just 0.1 miles throw from the well regarded primary school and the Somerhill School. Within the locality is a great park with children's play areas, cricket club and football club. In the village hall you will find a much sort after pre-school, with both that and the primary school having 'Good' Ofsted results. The neighbouring town of Paddock Wood is just 2 miles distant and offers a Waitrose supermarket, library, and shopping for everyday needs to include butchers, bakers, chemist as well as a main line station to London Charing Cross, Waterloo East, London Bridge/Ashford International, Dover Priory. Easy access links to A21, and M25.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas Fired Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

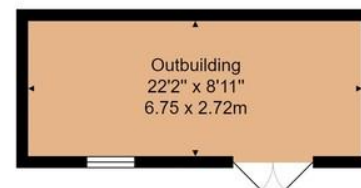


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

House Approx. Gross Internal Area
2135 sq. ft / 198.3 sq. m
(Incl. Garage)

Outbuilding Approx. Internal Area
197 sq. ft / 18.3 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.