



BRAMPTON BANK, FIVE OAK GREEN ROAD  
TONBRIDGE – GUIDE PRICE £650,000 - £675,000





# 15 Brampton Bank, Five Oak Green Road

Five Oak Green Road, Tudeley,  
Tonbridge, TN11 0PN

**Entrance Hall - Open Plan Living/Kitchen/Dining Room - Conservatory  
- Utility Room - Cloakroom - Four Bedrooms - One En-Suite - Family  
Bathroom - Front and Rear Garden**

Available Chain-Free - A rare opportunity to acquire a beautifully refurbished and extended semi-detached character property, seamlessly blending original charm with a modern, contemporary finish.

The thoughtfully designed accommodation features an open-plan ground floor layout, complemented by a separate utility room, cloakroom, and a bright conservatory. Upstairs offers a spacious master bedroom with en suite, three additional bedrooms, and a stylish family bathroom.

The generous rear garden stretches approximately 80 feet (unmeasured), while the property itself is set well back from the road on a sizeable plot, enjoying picturesque rural views.

UPVC front door into:

## **ENTRANCE HALL:**

Spacious, window to side, turning staircase to first floor, under stairs cupboard, laminate flooring, double glazed door to:

## **LIVING/KITCHEN/DINING**

Two windows at front overlooking the fields, one and a half sink, quartz work surfaces, gloss wall and floor cabinets, integrated dishwasher, four ring induction hob, fan oven and grill, fitted fridge/freezer, island with fitted cupboards, space for four stools, space for good size table and chairs, sofas and desk, double doors to conservatory.

## **CONSERVATORY:**

Glass roof, wall mounted electric radiator, light, laminate flooring, double doors to garden.



**UTILITY ROOM:**

Door to garden, fitted cabinets, extra sink and drainer, space for washing machine, tumble dryer and extra fridge/freezer, wall mounted boiler.

**CLOAKROOM:**

WC, wash basin, frosted window, radiator, mirror.

Carpeted turning staircase with glass balustrade to landing with window, loft access.

**BEDROOM:**

Wide window overlooking garden, carpeted, ample handmade fitted wardrobes, cupboard housing cylinder and additional cupboard for storage.

**EN-SUITE:**

Wide walk in shower with rain head and hand held attachment, WC, wash basin, tall chrome heated towel rail, extractor.

**BEDROOM:**

Double, window at front with views of fields, fitted wardrobes, carpeted, fitted blind.

**BEDROOM/STUDY:**

Double, window overlooking garden, carpeted, radiator, space for wardrobes, fitted blind.

**BEDROOM:**

Single, window at front with views of fields, carpeted, radiator, fitted blind.

**BATHROOM:**

Frosted window, bath with rain head shower over and separate hand held attachment, extractor fan, WC, wash basin, tall chrome heated towel rail.

**OUTSIDE FRONT:**

Large lawned area, fencing, driveway with parking for several cars.

**OUTSIDE REAR:**

Patio area, large lengthy lawn, secure fence borders, low rear fence with views over fields, gated side access, outside tap and lights.





**SITUATION:**

Being situated within the popular Hamlet of Tudeley which sits between the main Towns of Tonbridge and Paddock Wood. This property enjoys the luxury of countryside living with the addition of being only a short drive away from Tonbridge and the main line station. 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](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

Heating - LPG

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



124 London Road, Tunbridge Wells,  
Kent, TN4 0PL  
**Tel: 01892 511311**

Email: [southborough@woodandpilcher.co.uk](mailto:southborough@woodandpilcher.co.uk)

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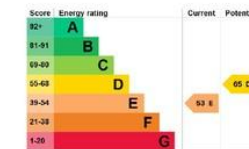
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**First Floor**



**Ground Floor**



Approx. Gross Internal Area  
1424 ft² ... 132.3 m²

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.