



BRAMLEY
COTTAGE

Post Office House Badsell Road, Five Oak Green, Tonbridge, TN12 6RB.

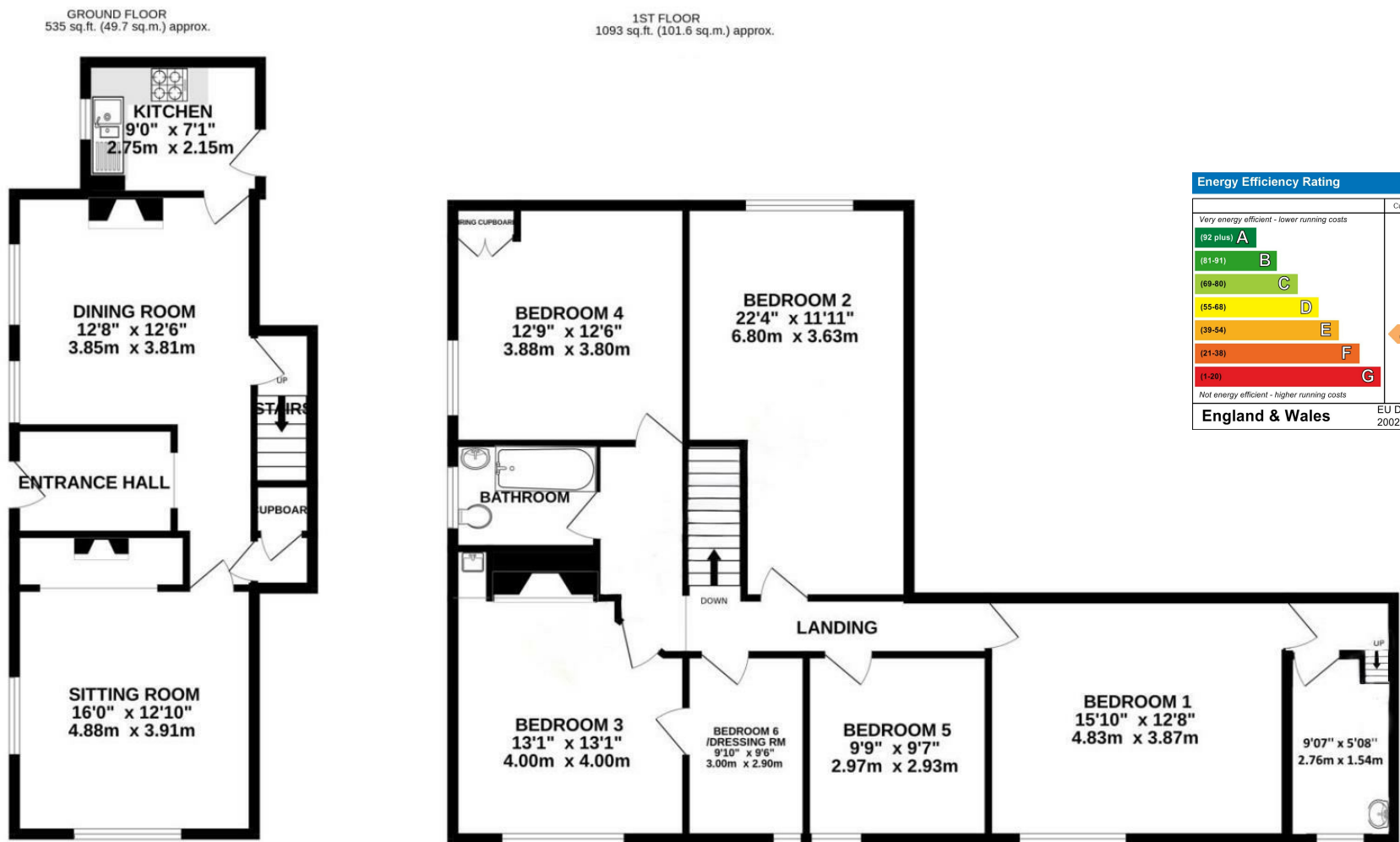
Guide Price £325,000 -£350,000

Jack Charles
Estate Agents

Sales & Lettings

- Substantial Property
- Extensive Modernisation & Upgrading
- Village Location
- Leasehold
- Scope For Reconfiguration
- Garden
- 5 Bedrooms
- Ideal Investment opportunity
- 999 Year Lease

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TOTAL FLOOR AREA : 1675 sq.ft. (155.6 sq.m.) approx.

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To Be Sold

Jack Charles are delighted to offer this substantial Grade II listed village property situated in a prominent position in the popular village of Five Oak Green. The house offers generous accommodation arranged over two floors and presents an excellent opportunity for buyers seeking a renovation project or developers wishing to potential reconfigure the property.

The property now requires extensive refurbishment throughout but offers significant potential to create an impressive family home of approximately 1675 sq ft. Please note we believe due to the property requiring modernisation and improvement it is therefore suited to cash buyers only. The property is leasehold with a 999 year lease

The accommodation comprises to the ground floor, an entrance lobby leading to an inner hall, which in turn provides access to a sitting room, separate dining room and kitchen, offering scope for reconfiguration subject to the necessary consents.

To the first floor the property offers five bedrooms together with a bathroom and an additional dressing room or nursery, part of the upstairs accommodation is over the shop and provides flexible accommodation suitable for a large family once improved. Outside there is a rear garden which is accessed over a shared courtyard with the shop.

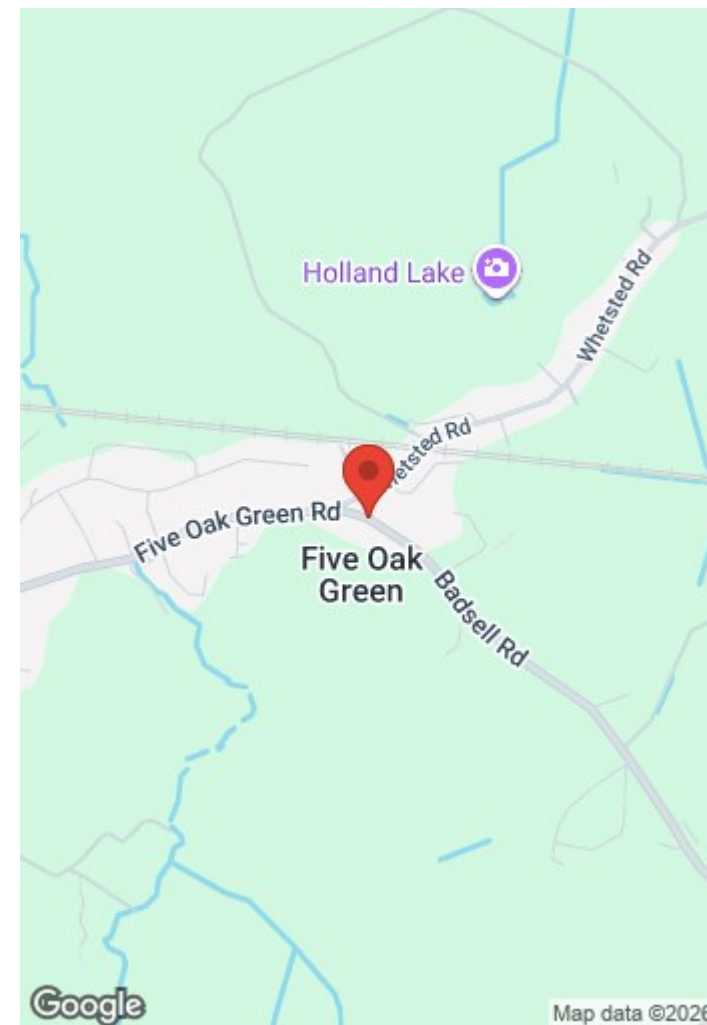
Five Oak Green

The property is situated in the heart of Five Oak Green. The town of Paddock Wood and mainline station is just over a mile away, with good range of shopping facilities including a Waitrose supermarket, doctors surgery, bank, Costa Coffee, butcher, Greggs, Barsley's Department Store, Putlands Sports and Leisure Centre and primary school and the well-known and well-thought of Tumeric Gold Indian Restaurant is just 2.5 miles away. Tonbridge (5.5 miles) and Tunbridge Wells (6 miles) provide further comprehensive range of shopping and leisure facilities.

State and private schools: Primary schools in Five Oak Green, Brenchley and Horsmonden, grammar schools in Tonbridge, Tunbridge Wells and Cranbrook, Mascalls Academy in Paddock Wood, Tonbridge and Sevenoaks public schools, Kent College, Pembury. Preparatory schools at Somerhill and Hilden Grange (Tonbridge), Marlborough House and St Ronan's (Hawkhurst) and Dulwich Prep (Cranbrook).

Mainline rail: Paddock Wood (1.6 miles) with fast and frequent commuter services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street. Tonbridge station is a good alternative, just 5.4 miles.

Communications: The M25 can be accessed via the A21, linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel/ports.





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