

**OVER 60?**

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for up to **59% less!**



**Guide Price**

**£650,000**

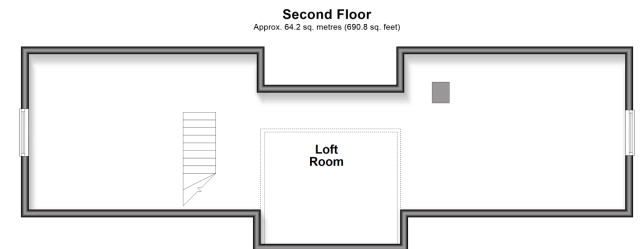
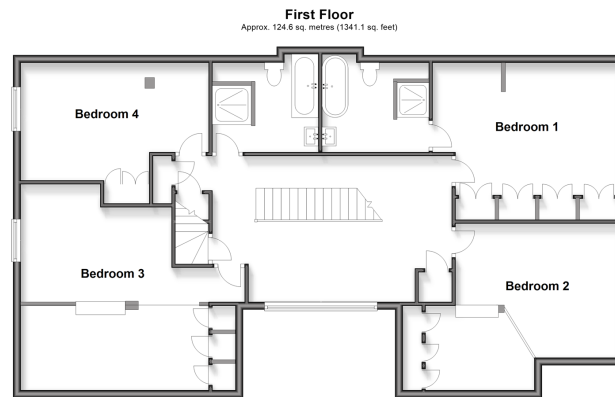
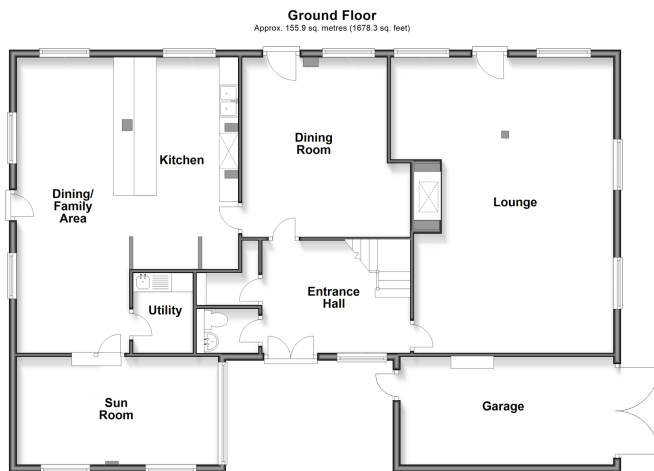
**Freehold**

4x  2x  3x 

Benover Road, Collier Street, Tonbridge,  
Kent, TN12

*Wards*

Helping you move forwards



## Accommodation

### GROUND FLOOR

Galleried Entrance Hall

Lounge: 25'4 (7.73m) x 19'6 (5.95m) narrowing to 15'0 (4.58m)

Kitchen/Dining/Family Area: 25'7 (7.80m) narrowing to 15'2 (4.63m) x 19'1 (5.82m)

Dining Room: 15'4 (4.68m) x 14'0 (4.27m) narrowing to 12'0 (3.66m)

Sun Room: 17'0 x 9'4 (5.19m x 2.85m)

Utility : 6'8 x 5'4 (2.03m x 1.63m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 16'0 x 11'6 (4.88m x 3.51m)

En suite Bedroom 1: 9'2 (2.80m) narrowing to 6'4 (1.93m) x 7'10 (2.39m)

Bedroom 2: 16'8 (5.08m) narrowing to 14'1 (4.30m) x 11'4 (3.46m)

Bedroom 3: 15'7 (4.75m) x 10'7 (3.23m) narrowing to 8'0 (2.44m)

Bedroom 4: 16'0 (4.88m) x 13'1 (3.99m) narrowing to 10'2 (3.10m)

Bathroom: 9'1 (2.77m) narrowing to 6'3 (1.91m) x 7'10 (2.39m)

### SECOND FLOOR

Loft Rooms: 51'7 x 13'6 (15.73m x 4.12m)

### OUTSIDE

Garage: 18'5 x 9'9 (5.62m x 2.97m)

Driveway

Front, Side & Rear Gardens



## Main features

- Beautiful Thatched Grade II Listed barn
- Stunning wrap-around gardens with well stocked fish pond and small stream
- 3 large reception rooms plus additional(dining/family area)
- All 4 double bedrooms including main bedroom with en-suite plus huge attic rooms
- Nearby walks into stunning countryside, river walks & the Green Sand Way



### Nearest Schools

Primary: St Margaret's, Collier Street 0.8 miles, Laddingford and Yalding nearby. Secondary: Mascalls School 3.2 miles, Grammars at Maidstone, Tonbridge and Tunbridge Wells. Private Schools at Pembury, Tonbridge, Sevenoaks, Tunbridge Wells and Sutton Valence



### Transport Information

Train Stations: Beltring 1.9 miles, Yalding 2.1 miles, Paddock Wood 2.6 miles



### Address

Benover Road, Collier Street, Tonbridge, Kent, TN12



### Directions

For directions to this property please contact us.



**Wards**  
Helping you move forwards

Call Paddock Wood Branch 01892 836877 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



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