



HIGHHOUSE

CROUCH, TN15



IMMACULATELY PRESENTED DETACHED HOME

Beautifully presented throughout, this impressive family home extending to 2879 sq ft offers generous open-plan living designed for modern family life and enjoys a west facing landscaped garden.



Local Authority: Tonbridge & Malling

Council Tax band: F

Tenure: Freehold



ACCOMMODATION

On the ground floor, the kitchen/dining room features a bespoke Rencraft kitchen with a central island, integrated appliances, a range cooker and granite worktops. An adjoining utility room provides direct access outside and to the garage, currently used as a studio. The kitchen opens into the garden room, which benefits from a roof lantern and bi-fold doors leading onto the terrace and garden. This space flows seamlessly into the sitting room and the games/family room, which includes a wood-burning stove and a study area, creating a superb open-plan contemporary layout. A snug and cloakroom complete the ground floor.

On the first floor, the spacious principal bedroom suite offers bright accommodation with a dressing room and an en suite bathroom featuring a freestanding bath. Four further bedrooms are served by a contemporary family shower room.











GARDEN & SITUATION

To the front, a paved carriage driveway provides ample off-road parking, complemented by well-stocked borders and a pedestrian side gate giving access to the rear garden. The landscaped west-facing rear garden has been thoughtfully designed and planted, providing privacy and a superb setting for outdoor entertaining. Towards the end of the garden, a further seating area framed by a pergola offers an additional place to relax.

Situated in the charming and sought-after hamlet of Crouch with nearby Borough Green providing a good selection of local amenities, shops, butcher, post office, Medical centre and bank. More comprehensive shopping and leisure facilities can be found in Sevenoaks and Tonbridge.

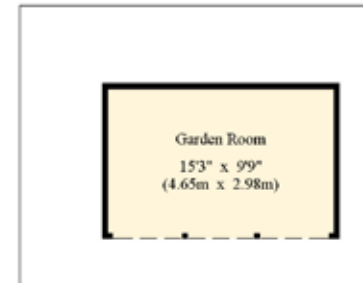
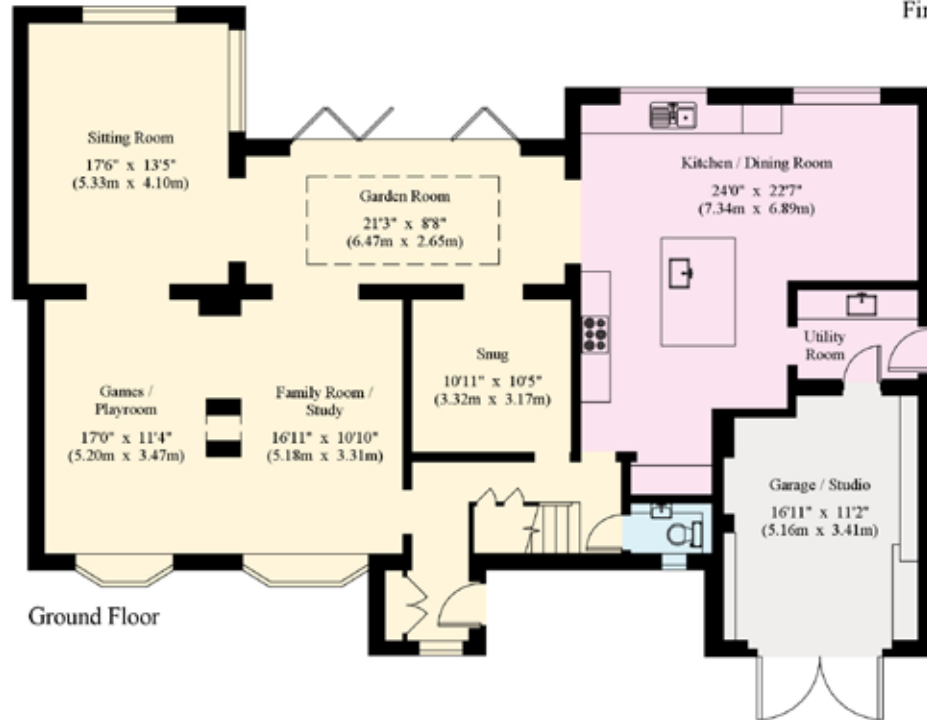
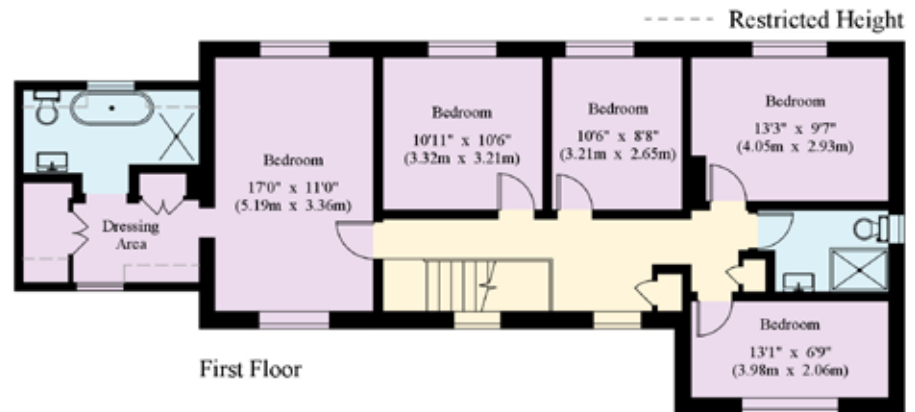
Borough Green railway station offers direct services to London Victoria and Charing Cross from approximately 45 minutes. Alternatively, Sevenoaks (7 miles) provides fast and frequent services to Cannon Street and Charing Cross/London Bridge from around 22 minutes. Nearby access to the M20 offers excellent links to the M25, Gatwick and Heathrow airports, central London and the wider motorway network.





High House

Gross Internal Area : 267.5 sq.m (2879 sq.ft.)
 (Including Garage / Studio)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area = 267.5 sq.m / 2879 sq.ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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