

4 Bank Farm Cottages Sherenden Road, Tudeley, Tonbridge, TN11 0PB

Guide Price £650,000 - £675,000

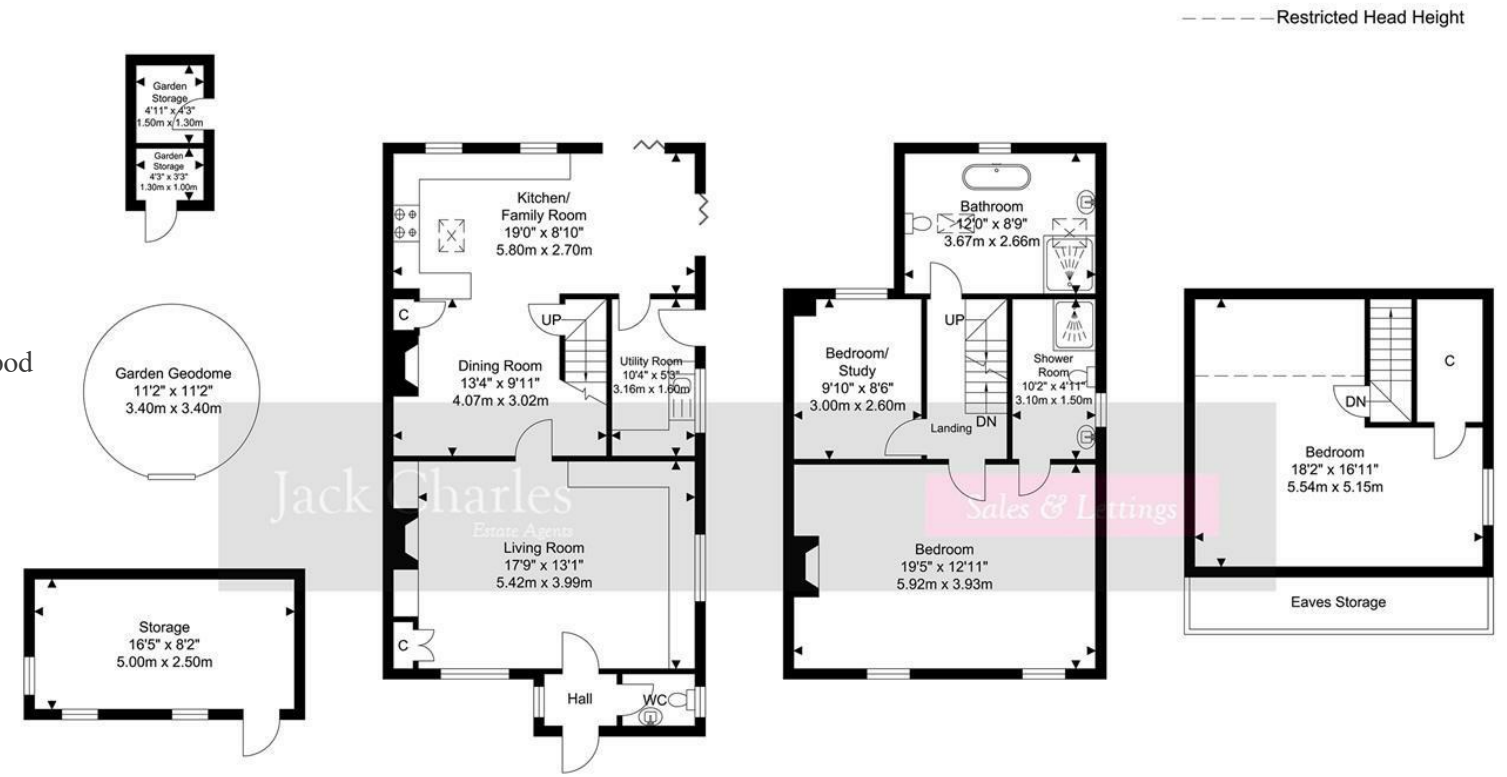
Jack Charles
Estate Agents

Sales & Lettings

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**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.

- Stunning extended period cottage
- Idyllic semi-rural location
- Three double bedrooms
- Living room with wood burner
- Vaulted kitchen/family room
- Utility room & ground floor WC
- Luxury bathroom & en-suite
- Landscaped gardens with glazed garden pod
- Rear driveway with parking
- Countryside views close to Tonbridge




Outbuildings
Approximate Floor Area
268.66 SQ.FT.
(24.96 SQ.M.)

Ground Floor
Approximate Floor Area
653.04 SQ.FT.
(60.67 SQ.M.)

First Floor
Approximate Floor Area
554.44 SQ.FT.
(51.51 SQ.M.)

Second Floor
Approximate Floor Area
307.09 SQ.FT.
(28.53 SQ.M.)

TOTAL APPROX FLOOR AREA 1783.25 SQ.FT. (165.67 SQ. M.)
For Identification Purposes Only.


Jack Charles
Estate Agents
Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



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**To Be Sold**

Jack Charles are delighted to offer for sale this exceptional extended period cottage, occupying an idyllic semi-rural position on the outskirts of Tonbridge. Set back from a peaceful country lane and surrounded by open farmland, this beautifully presented home effortlessly combines timeless period charm with high-quality contemporary finishes, creating a truly special home in an enviable location.

Beautifully extended and sympathetically improved by the current owners, the property offers deceptively spacious and versatile accommodation whilst retaining an abundance of original character. Vaulted ceilings, feature fireplaces and quality fittings combine to create a home full of warmth and charm.

The property is entered via an attractive entrance porch, which provides access to a convenient ground floor cloakroom/WC before a further door opens into the welcoming living room. This delightful reception room enjoys a cosy atmosphere and provides an ideal place to relax, or work with its built in cabinetry. From here a panelled latched door leads to the dining room which is undoubtedly one of the focal points of the home, featuring a charming wood-burning stove and providing an excellent space for entertaining. A panelled door leads to the staircase rising to the first floor, whilst the room opens beautifully into the impressive kitchen and family area.

Designed very much with modern family living in mind, the kitchen enjoys a vaulted ceiling, slate flooring and an excellent range of fitted wall and base units complemented by quality work surfaces. There is ample preparation space together with room for informal seating, making this a wonderful everyday living area. Double doors open directly onto the garden, allowing the outside to blend seamlessly with the interior during the warmer months.

The adjoining family area provides additional reception space and benefits from doors leading to the garden as well as internal access to a practical utility room. The utility room offers further storage and workspace together with its own external door, providing useful access to the outside.

To the first floor, the generous principal bedroom enjoys delightful views over the gardens and surrounding countryside and is complemented by a beautifully appointed en-suite wet room, comprising a spacious walk-in rainfall shower, wash hand basin and WC.

There is a further excellent double bedroom together with a stunning family bathroom featuring a magnificent freestanding copper bath, a luxurious walk-in wet room style shower with glass screen, pedestal wash hand basin and WC. A vaulted ceiling adds to the sense of space, whilst the beautiful outlook across the gardens enhances the relaxing atmosphere.

Occupying the second floor is a substantial loft room, currently utilised as a generous bedroom. This impressive and versatile space enjoys far-reaching views across the surrounding countryside and benefits from extensive eaves storage together with a built-in cupboard, making it ideal as an additional bedroom, guest suite, home office or hobby room.

Outside, the gardens are a true delight and have been thoughtfully landscaped to provide a variety of attractive outdoor seating and entertaining areas. Immediately adjoining the property is a generous paved terrace, ideal for al fresco dining, with attractive paved pathways meandering through beautifully stocked gardens featuring an abundance of mature trees, shrubs, flowering plants and fruit trees.

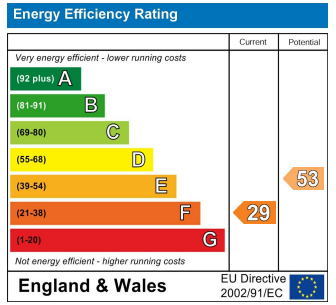
A particular feature is the contemporary glazed garden pod, creating a unique all-season retreat from which to enjoy the tranquillity of the gardens. There is also a further seating area towards the rear, a useful garden shed and an elevated tree platform, providing an additional focal point within the grounds.

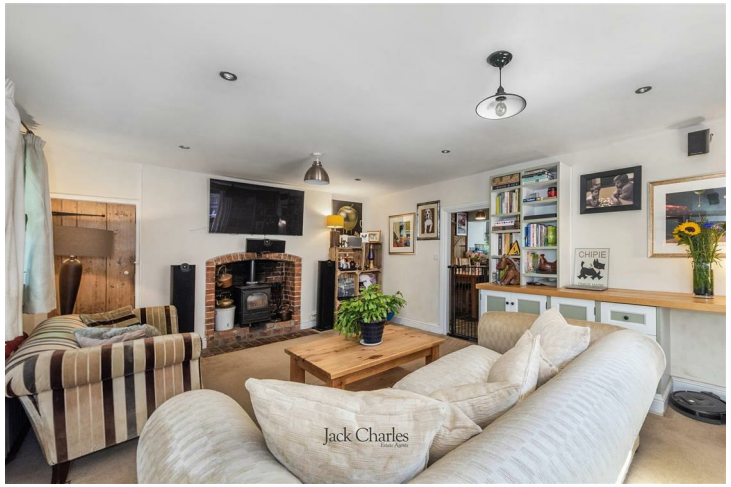
Gated access leads to the rear parking area, where the property benefits from off-road parking. The driveway is shared with the neighbouring cottage.

**Location**

The property is situated in a small hamlet on the edge of Tudeley and Caple on the outskirts of Tonbridge. Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).










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