



The Cottage, Badsell Road, Five Oak Green, Tonbridge TN12 6RA
Guide: £370,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Charming Grade II Listed Period Weatherboard Cottage
- *Central Village Situation *Three Bedrooms
- *Sitting/Dining Room with Inglenook & Wood Buring Stove
- *Refurbished Kitchen *Bathroom & Roll Top Bath *Cloakroom
- *Period Features *Rear Garden & Terrace *Shed/Workshop
- *Off Road Parking Space *No Onward Chain

Description

This charming Grade II listed three bedroom weatherboarded cottage is situated in the centre of this popular village and being sold with the benefit of no onward chain. This delightful prospect is arranged over three floors having been sympathetically modernised and enjoys an abundance of character features, off road parking, rear garden with terrace and timber outbuilding/workshop, ideal for home working.

Accommodation

- You enter through the timber front door into the impressive sitting/dining room with feature brick inglenook fireplace with central log burning stove. Brimming with period features, exposed wall and ceiling beams, ample space for a table and chairs and sofas, two windows to front with shutters and quarry tiled flooring.
- Off the sitting room is the modern Kitchen having two windows and a skylight window overlooking the rear garden and orchard beyond. Cream shaker style kitchen fitted with a range of wall mounted and base units of cupboards and drawers, ceramic sink unit with mixer tap, four ring gas cooker and spaces for an under counter fridge and washing machine. Wall mounted Worcester combination gas boiler, door to rear garden, continuation of the quarry tiled flooring and staircase rising and turning to the first floor.
- A latch door off the kitchen leads to the updated family bathroom fitted with a white suite comprising a pedestal basin, close coupled toilet and feature roll top claw foot bath with handheld telephone style shower attachment, exposed beams and tiled flooring.
- First floor landing with stairs rising to the second floor bedroom, exposed beams and latch door to cloakroom with toilet and basin
- First floor main bedroom having two windows with shutters and aspect to front, exposed beams, character duck nest feature fireplace with recess and eaves storage cupboard. Third single bedroom also with window, shutters, exposed beams and aspect to front. Second floor bedroom two into eaves, large window offering a lovely outlook to the rear.



- Externally the property benefits from an off road parking space to the front of the property. The rear garden is mainly laid to lawn with terrace, ideal for summer entertaining and enjoys a lovely outlook backing countryside and orchards. Small brick outhouse, a period well and a shed/workshop with power and light.
- Services: All mains services. Gas central heating. Leaded light double glazed windows.
- Council Tax Band: C – Tunbridge Wells Borough Council
- EPC: Exempt – Grade II Listed

Situation

The property is situated in the village of Five Oak Green which includes a post office, general store, public house and Capel primary school. Paddock Wood and Tonbridge main line stations are approximately 2.7 miles and 4.8 miles distant respectively giving excellent access to central London via Charing Cross, Cannon Street and London Bridge/Ashford International, Dover Priory. Paddock Wood has a Waitrose supermarket, health centre, library and sports centre. Tunbridge Wells offers Victoria Place shopping centre with a variety of shops and the historic Pantiles. A wide variety of schools are available in the vicinity with Paddock Wood offering secondary schooling with a grammar stream, Tonbridge and Tunbridge Wells offering both grammar and secondary. Access links by road to A21 and M25.

Viewing Strictly By Appointment

01732 834835

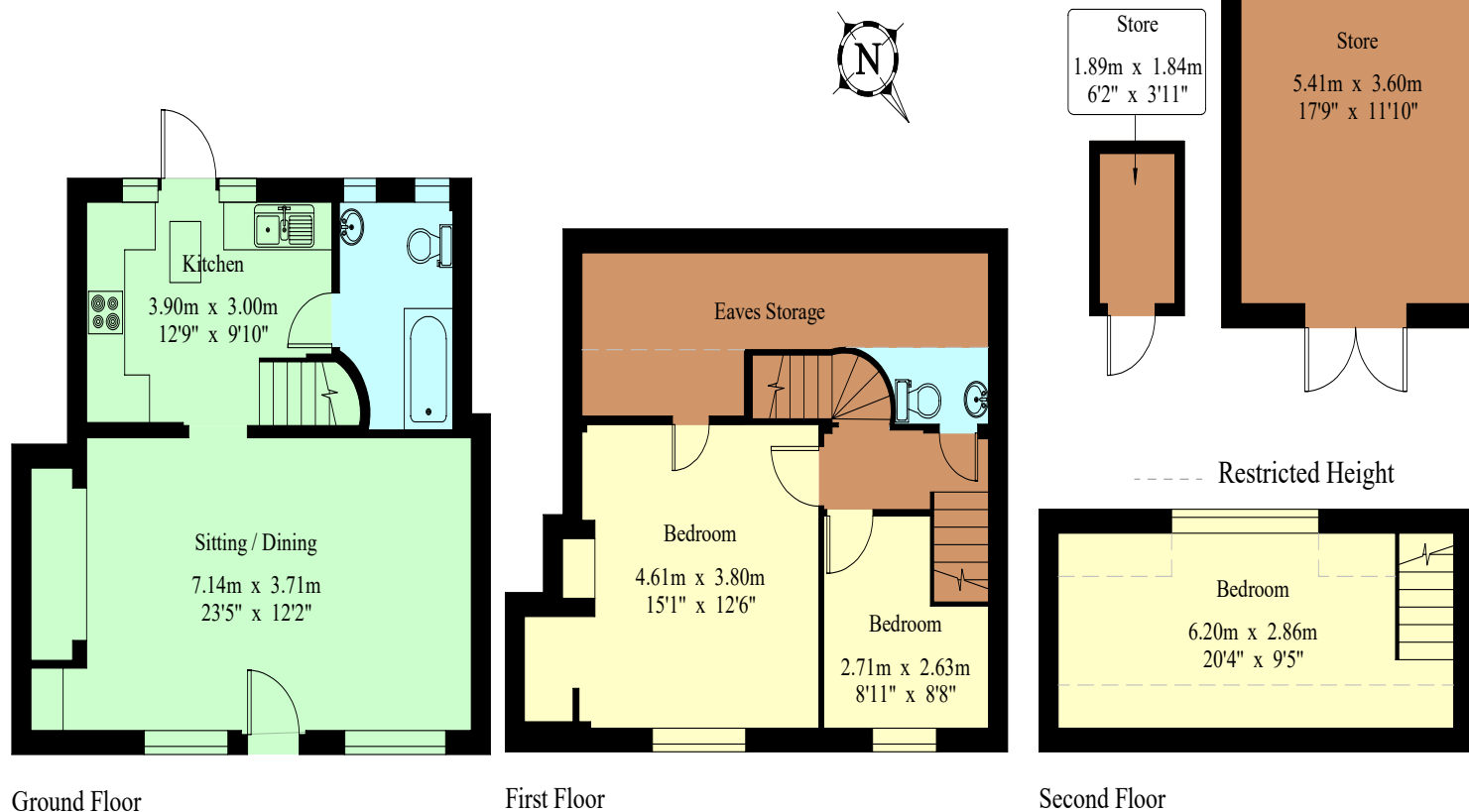
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



The Cottage

House - Gross Internal Area : 96.8 sq.m (1041 sq.ft.)

Outbuildings - Gross Internal Area : 21.6 sq.m (232 sq.ft.)



2 4 6 8 10 Feet For Identification Purposes Only.
1 2 3 Metres © 2026 Trueplan (UK) Limited (01892) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

