



ELSERANE, FIVE OAK GREEN ROAD
FIVE OAK GREEN, TONBRIDGE – GUIDE PRICE £700,000 - £750,000



Elserane

Five Oak Green Road, Five Oak Green,
Tonbridge, TN12 6RE

**Entrance Hall - Bedroom/Reception - Bedroom/Reception -
Sitting Room - Bathroom - Kitchen/Dining Room - Utility Room -
Landing - Bedroom With Ensuite Bathroom - Two Further
Bedrooms - Bathroom - Front Garden With Driveway - Rear
Garden - Detached Tandem Garage**

Situated in a sought after village location just a few minutes drive from the nearby towns of Tonbridge, Paddock Wood and Tunbridge Wells is this spacious detached family home.

Having been rented out for a numbers of years, the owners had previously undertaken a great deal of improvement works but there is still further scope to extend (STP) and improve if desired and being set on a large plot of just over a quarter of an acre gives this lovely property a huge amount of potential.

The accommodation comprises an entrance hall with solid oak flooring laid and giving access to the rest of the home. There are two large double bedrooms at the front of the house on the ground floor with one having a cast iron feature fireplace and both having bay windows.

An exceptionally large sitting room offers access to the garden through French doors, as well as having a beautiful freestanding wood burner for those colder months. There is also a good size kitchen/ dining room which is brilliant family/ entertaining space offering ample cupboard space and all the expected appliances. A useful utility room has space and plumbing for a washing machine and further storage space. A family bathroom completes the accommodation on the ground floor.

Upstairs there are three bedrooms which are all double rooms with two having built in wardrobes and the principal bedroom also having a modern ensuite shower room. There is also a further family bathroom bringing the total to three.

Outside the property is set on a fabulous plot with mature hedging providing privacy to the front with ample parking on a gravel driveway and double gates leading to the garage which can be accessed with a car. To the rear the garden is south-facing with patio and raised deck areas, lots of lawn and more mature hedging at the rear providing ultimate privacy in the garden.

Being sold with NO CHAIN we have no hesitation in recommending a viewing at this fantastic property.

Double glazed composite front door with frosted panel.

ENTRANCE HALL:

Solid wood flooring, radiator.



BEDROOM/RECEPTION

Double glazed bay window to front, radiator, ceiling spotlights, cast iron fireplace.

BEDROOM/RECEPTION

Double glazed bay window to front, radiator.

SITTING ROOM:

Two double glazed windows to side. Freestanding log burner with granite hearth. Double glazed french doors to garden, two radiators, ceiling spotlights, cornice ceiling.

BATHROOM:

Panel enclosed bath with mixer tap and separate thermostatic shower over with tiled walls and glass screen, basin and WC set into vanity unit, tiled splashback, ceiling spotlights, extractor.

KITCHEN/DINING ROOM:

Dining area with solid wooden flooring, stairs to first floor, double glazed window to side, radiator, ceiling spotlights, archway to kitchen fitted with a range of floor and wall cupboards and drawers with quartz work surface and tiled splashbacks, breakfast bar, double eye-level oven, halogen hob with extractor hood above, integrated dishwasher, double glazed window to rear and side, tiled floor, ceiling spotlights.

UTILITY ROOM:

Wall and floor cupboards with sink unit and mixer tap, space for fridge/freezer and space and plumbing for washing machine, radiator, ceiling spotlights, tiled floor, double glazed door to garden.

LANDING:

Velux window, loft hatch, ceiling spotlights, built in wardrobe.

BEDROOM:

Double glazed window to rear, radiator, built in wardrobes with mirrored sliding doors.

EN-SUITE:

Walk in shower cubicle with waterfall head and separate hand held attachment, WC, wall mounted basin, velux window, ceiling spotlights, extractor, tiled floor, heated towel rail.

BATHROOM:

Panel enclosed bath with mixer tap and hand held attachment, glass screen, velux window, WC, hand wash basin, tiled floor and splashbacks.

BEDROOM:

Double glazed window to rear and side, built in wardrobes, radiator, ceiling spotlights.

BEDROOM:

Double glazed window to front, built in wardrobes, radiator.



OUTSIDE FRONT:

Mature hedging to front, large gravel driveway with parking for multiple vehicles and double gates leading to garage and garden.

OUTSIDE REAR:

Large level garden mainly laid to lawn with patio, raised decked area, gravel driveway, mature hedging, south facing.

DETACHED TANDEM GARAGE

With up and over door.

SITUATION:

The property is on the edge of the village, next to fields and just 0.1 miles throw from the well regarded primary school and the Somerhill School. Within the locality is a great park with children's play areas, cricket club and football club. In the village hall you will find a much sort after pre-school, with both that and the primary school having 'Good' Ofsted results. The neighbouring town of Paddock Wood is just 2 miles distant and offers a Waitrose supermarket, library, and shopping for everyday needs to include butchers, bakers, chemist as well as a main line station to London Charing Cross, Waterloo East, London Bridge/Ashford International, Dover Priory. Easy access links to A21, and M25.

TENURE:

Freehold

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01892 511311

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas Central Heating

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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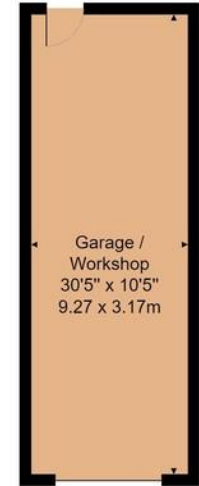
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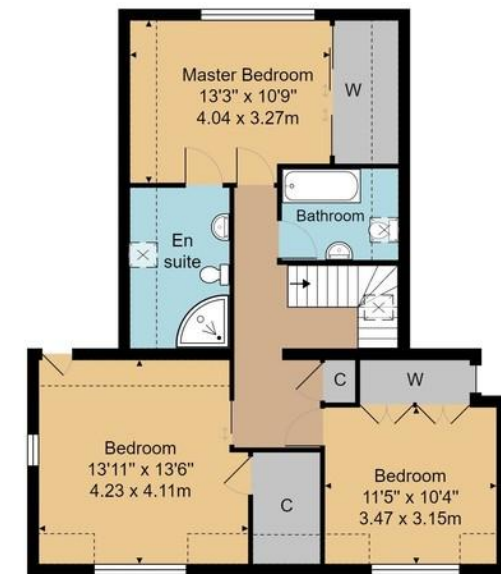


House Approx. Gross Internal Area
2061 sq. ft / 191.5 sq. m

Garage Approx. Internal Area
316 sq. ft / 29.4 sq. m



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.