



Hartlake Road, Golden Green, Tonbridge, Kent, TN11 0BL  
Guide Price £1,000,000 - £1,100,000

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est. 1828  
**bracketts**

Offered for sale is this beautifully presented Grade II listed property. The property forms part of a three roundel Oast and is set within a unique semi-rural position offering a picturesque setting on the edge of Golden Green village with its pub and village hall and uniquely is just a short drive from day to day amenities in Hadlow 1.9 Miles away with the larger towns of Tonbridge (4 miles) offering more extensive amenities and well regarded schooling with Mainline Rail Services: Tonbridge (4.3 miles) to London Bridge/Charing Cross/Cannon Street. The property is centrally positioned with well-maintained grounds of approx 0.7 acres. Internally the ground floor comprises a generous hall, cloakroom WC, a double aspect drawing room with an open brick fireplace and sitting room with bi-folding doors to the rear terrace. The generous L Shaped kitchen/dining room is dual aspect and is fitted with a bespoke range of wall and base units with a dresser and bench seating. Arranged over the first floor are four double bedrooms, all with an attractive outlook over the gardens and two have far reaching views. One bedroom has an impressive vaulted ceiling and an en suite shower and a second bedroom has a door to the feature balcony. Attractive mature gardens are found to front and rear There is also a feature glazed timber framed garden room with an attractive outlook and direct access onto the rear garden, double garage and ample off street parking. We recommend viewing at your earliest convenience to appreciate the location the property has to offer.

Attractive Grade II Listed Family Home

Wonderful Rural Views - Semi Rural Location

Hadlow Village Close By

Kitchen / Dining Room

En Suite Shower Room

Exposed Timber & Feature Fireplace

Double Garage

Charming Established Gardens

Tonbridge Main Line Station Approx 4 Miles

Viewing Highly Recommended





## LOCATION: 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, childrens' 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).

## ADDITIONAL INFORMATION:

Council Tax Band G

Grade II Listed

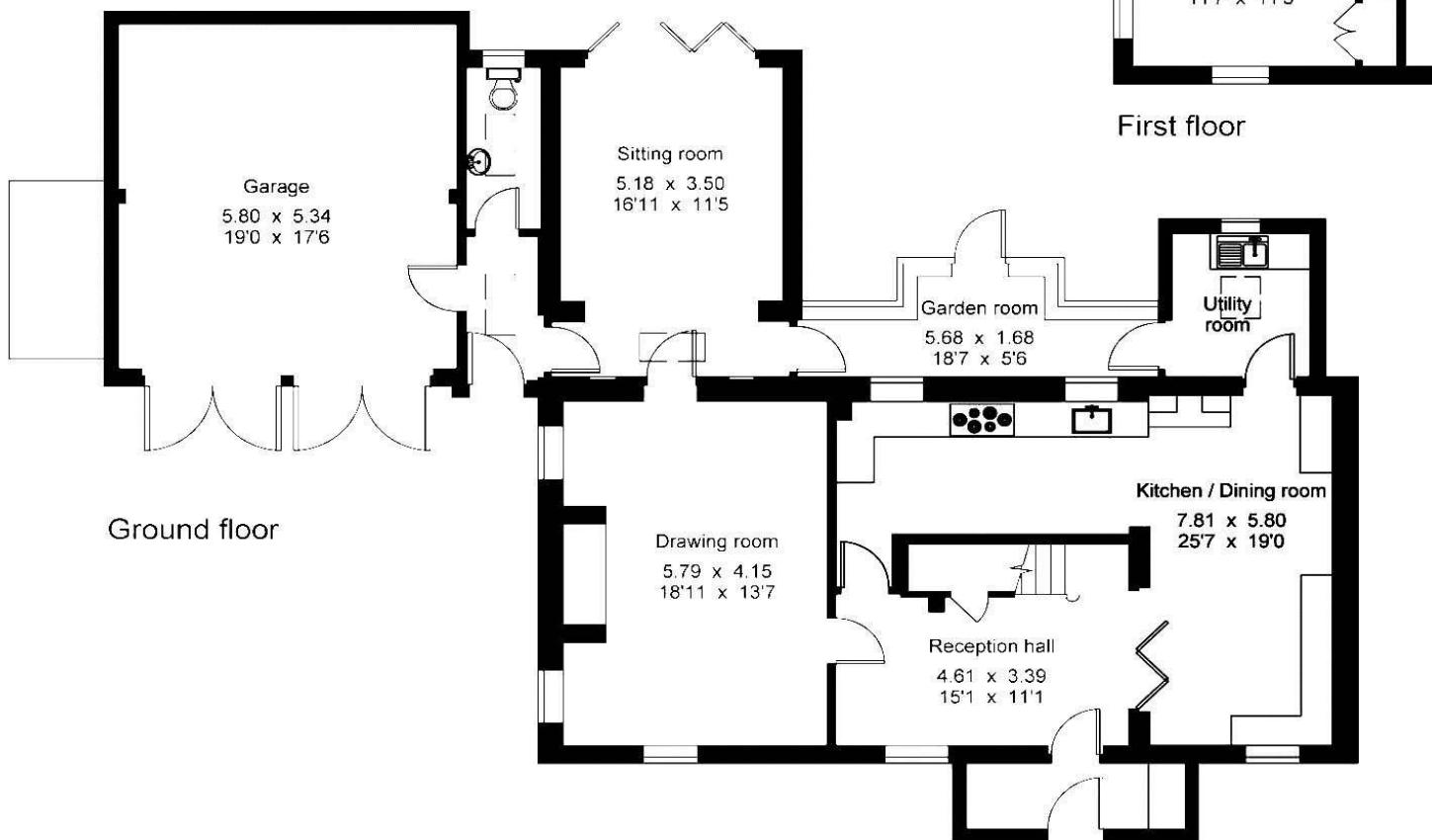


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**Gross internal area (approx)** 194.6 sq m/ 2094 sq ft

**Garage** 31.5 sq m/ 339 sq ft

**Total** 226.1 sq m/ 2433 sq ft



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