



Rookwood Cottage, Vauxhall Lane, Tonbridge, Kent, TN11 0NF  
Guide Price £1,100,000 - £1,200,000

*When experience counts...*

est. 1828  
**bracketts**

Bracketts are delighted to offer for sale for the first time in 45 years this impressive and very well presented five bedroom detached family home. Set in rolling countryside in a secluded position with rural views Rookwood Cottage offers a fantastic lifestyle opportunity with woodland walks close by yet the convenience of the town centre being easily accessible. The property has been extended over time and offers spacious accommodation comprising entrance hallway, cloakroom WC, large triple aspect reception room, sitting room, large kitchen with oil-fired Rayburn central heating cooker and Neff compact oven and microwave, utility room, larder and conservatory. On the first floor there are three double bedrooms, two single bedrooms and two family bathrooms. Externally there is a beautifully maintained garden with woodland views beyond, a detached double oak garage with storage above and power, and a driveway for several cars. We recommend viewing at your earliest convenience.

Five Bedroom Detached Family Home  
Countryside Location  
Far Reaching Views  
Three Reception Rooms  
Modern Fitted Kitchen  
Cloakroom WC  
Good Size Side & Rear Garden  
Detached Double Oak Garage  
Parking For Several Cars  
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.

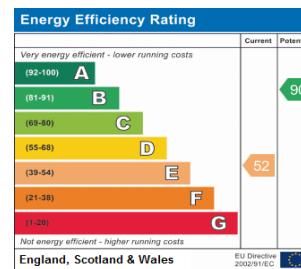
Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

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.

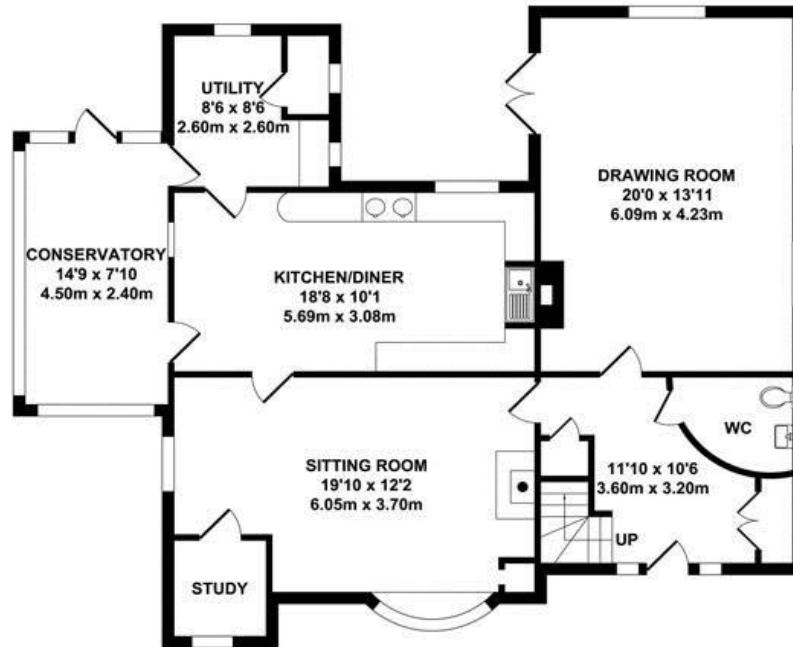
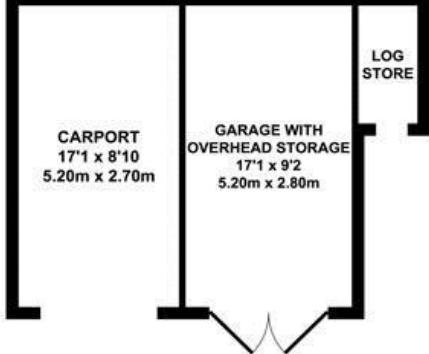
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

## ADDITIONAL INFORMATION:

Council Tax Band G

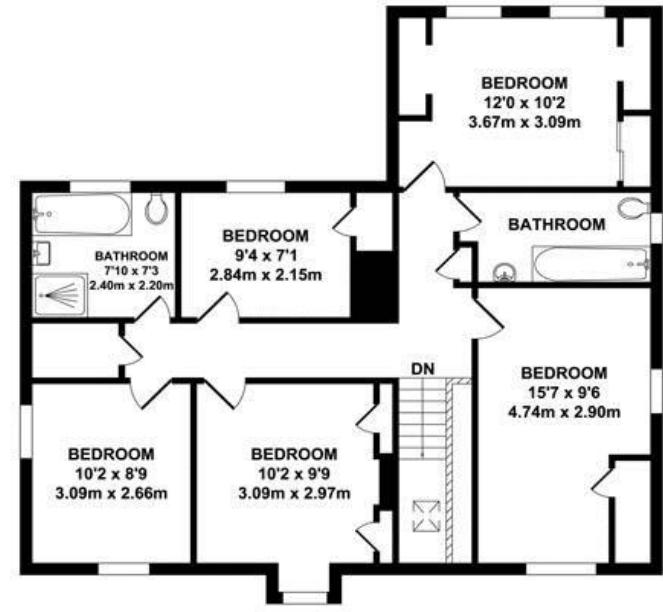


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GARAGE  
APPROX. FLOOR AREA  
338 SQ. FT.  
(31.37 SQ. M)

GROUND FLOOR  
APPROX. FLOOR AREA  
1099 SQ. FT.  
(102.09 SQ. M)



FIRST FLOOR  
APPROX. FLOOR AREA  
855 SQ. FT.  
(79.39 SQ. M)

TOTAL APPROX. FLOOR AREA 2291 SQ.FT. (212.85 SQ.M.)

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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