



A stylish home situated near the idyllic village of Plaxtol

Roughway, Tonbridge, Kent, TN11

£4,500 pcm plus fees may apply, Unfurnished
Available from 02.08.2022 12 months minimum tenancy

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- A stylish and contemporary home
- Accessible to popular Plaxtol village
- Spacious open plan kitchen/living room
- Expansive garden with rural views
- Ample off street parking

About this property

This generously proportioned family home set in an area designated of Outstanding Natural Beauty is surrounded by a traditional cherry orchard and benefits from being surrounded by green fields offering far reaching views across the splendid Kentish countryside.

Opening into the spacious entrance hall, steps lead into the dual aspect family room the which boasts a brick encased fireplace with wood burner and exposed timber mantle, a built in bookcase with cupboards below, and an outlook to the front of the property.

From the rear of the entrance hall is access into the vast open planning living room, kitchen and dining room. Plank tile flooring stretches through the room and into the adjoining spaces. The space is surrounded by windows that allow natural light to flood in and capture the garden and views beyond. From the living area, double sliding doors open onto the patio creating ideal indoor/outdoor flow.

The spectacular fitted kitchen provides a range of stylish and contemporary upper and lower cupboards with shaker style door fronts, stone work surfaces and a selection of integrated stainless steel appliances. A central waterfall island consisting of matching base units and work top also provides additional seating and houses the under mounted double sink with Quooker tap.

A pocket door opens into large pantry fitted with ample matching units running from floor to ceiling including full length fridge and freezer units. The separate utility room is also accessed by a pocket door from the kitchen and also benefits from matching upper and lower units, under mounted sink and access to the side of the property.

Lastly the ground floor also provides a guest cloakroom located in the entrance hall as well as coat cupboard and additional storage under the staircase.

Rising to the first floor, the generously sized principle bedroom benefits from stunning views, exposed timber beams overhead, a bank of fitted wardrobes and Juliet balcony to the rear. There is also a luxurious en suite bathroom with a freestanding bath, walk in shower, floating vanity with his and her sinks and W.C.

The second bedroom also benefits from a bank of fitted wardrobes and a large en suite bathroom providing bath, walk in shower, vanity and W.C. From the second bedroom is hatch and ladder access to the loft space.





The third bedroom offers a Juliet balcony and a bank fitted wardrobes. Here is also an en suite shower room.

Externally this property really comes into its own. Set back from the road the house is approached by a gravel driveway that leads to a double detached carport with large shed/store room to the side. A path laid with stone pavers leads around a bed planted with flowers and shrubs and to the front door. To the rear is the large patio area, ideal for al fresco entertaining, and opens out onto an expanse of lawn looking over surrounding fields and beyond.

Additionally the property benefits from a modern heating system with digital control panels positioned throughout the house, and a 24/7 monitored alarm system, plus video cameras.

Please note that the photos of the property were taken in 2019.

Local Information

Local Shopping: Plaxtol village (approx. 1 mile) with general store and post office.

Comprehensive Shopping: Sevenoaks provides supermarkets and other High Street retailers as well as a multitude of pubs and restaurants. Royal Tunbridge Wells and Bluewater Shopping Centre in Dartford.

Mainline Rail Services: Borough Green (approx. 3 miles, Tonbridge (approx. 5 miles), Sevenoaks (approx. 6 miles)
www.nationalrailenquiries.co.uk

Primary Schools: Plaxtol, Shipbourne, Ightham.

Secondary Schools: Six state schools in the Tonbridge, Sevenoaks and Tunbridge Wells areas.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House School in Sundridge.
www.kent-pages.co.uk/education

Leisure Facilities: Local golf clubs include Poulton Wood (approx. 2 miles), Wrotham Heath, Wildernesse, Knole, Kingshill, Nizels. Numerous designated hiking trails. Local leisure centres.

Closest Pub: The Kentish Rifleman (approx. 0.5 miles)

Motorway Links: The M20 at Wrotham Heath gives access to the M25, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.



Roughway, Tonbridge, Kent, TN11
Gross Internal Area 2453 sq ft, 227.9 m²

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Approximate Area = 2453 sq ft / 227.9 sq m
 Limited Use Area(s) = 21 sq ft / 1.9 sq m
 Total = 2474 sq ft / 229.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 606707

Additional Payments
 Holding Deposit : £1,200.00 (1 week)
 Deposit Payable : £7,200.00 (6 weeks)

Local Authority
 Tonbridge and Malling Borough Council

Council Tax
 Band = G

Energy Performance
 EPC Rating = A

Viewing
 All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	94	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20220601MEHE

