



Charming and well-proportioned home, set in cottage gardens

20 Upper Green Lane, Shipbourne, Tonbridge, Kent, TN11 9PW

£595,000 Freehold



- Well-proportioned accommodation • Charming village location
- Tonbridge Station approx. 4.6 miles • Scope to update
- Established cottage gardens • Detached garage
- Gigaclear fiber broadband to the premises

Local Information

- 20 Upper Green Lane is located on the common of the sought-after village of Shipbourne. The village includes the popular Chaser Inn and weekly award winning Farmers' Market, a church, primary school and common.
- Comprehensive Shopping: Sevenoaks (approx. 6.6 miles) and Tonbridge (approx. 4.1 miles) provide supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Tunbridge Wells (approx. 9 miles) and Bluewater (approx. 23.6).
- Mainline Rail Services: Tonbridge (approx. 4.6 miles) and Hildenborough (approx. 4.3 miles) to London Bridge/Charring Cross/Cannon Street.
- **Primary Schools:** Shipbourne, Plaxtol, Kings Hill, Mereworth, Hadlow, Ightham and Borough Green.
- **Secondary Schools:** Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammars, Tonbridge. Weald of Kent Grammar, Knole Academy and Trinity, Sevenoaks.
- **Private Schools:** The Preparatory Schools at Somerhill. Hilden Grange and Hilden Oaks Prep Schools, Tonbridge. Fosse Bank, Hildenborough. Various Prep Schools in Sevenoaks. Tonbridge, Sackville, Walthamstow Hall and Sevenoaks Schools.
- All distances are approximate.

About this property

20 Upper Green Lane is an attractive semi-detached property dating from the 1950s situated in the heart of the sought-after village of Shipbourne. The well-proportioned accommodation has a modern kitchen, double glazed

windows with wooden sills and offers the potential to extend and refurbish subject to the necessary planning regulations. The house has charming cottage gardens to the front and rear providing year round interest and benefits from a garage with a parking space.

- A side porch with front door leads to the hall, with stairs rising to the first floor and an outlook over the rear garden.
- The spacious sitting room has an outlook over the front garden and features a stone fireplace with wood burning stove. The dining room also has an outlook to the front and a fireplace and is currently being used as a study.
- The kitchen is fitted with a modern range of wall and base units including glass fronted display cupboards, and space for appliances. There is a door and outlook to the rear garden.
- Completing the ground floor is a well-appointed shower room.
- There are three bedrooms located on the first floor. Two have fitted wardrobes and all have attractive views over the gardens.
- The spacious family bathroom completes the accommodation.
- The delightful gardens comprise a front garden with a paved path leading to the house, a level lawn and raised ornamental pond. There are established borders set in raised beds stocked with variety of flowering plants. The side and rear garden has gravel paths with established shrub beds and a lawn. There is a timber frame greenhouse and a pedestrian gate leads to the detached single garage with remote controlled doors and parking space to the front.





20 Upper Green Lane, Shipbourne, Tonbridge, Kent, TN11 9PW
Gross Internal Area 1128 sq ft, 104.8 m²

  | savills.co.uk

Oliver Hodges
 Sevenoaks
+44 (0) 1732 789 700
ohodges@savills.com

Approximate Area = 104.8 sq m / 1128 sq ft
 Garage = 20.6 sq m / 222 sq ft
 Total = 125.4 sq m / 1350 sq ft
 Including Limited Use Area (0.7 sq m / 7 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Directions

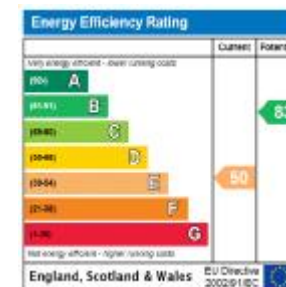
From junction 5 of the M25 with the A21, turn off onto the A25 heading east through Sevenoaks and Seal. After passing the Crown Point Inn, turn right signposted Ivy Hatch and continue through the village turning right at the 'T' junction onto the A227/Stumble Hill. Continue along the A227 and turn left into Upper Green Road opposite The Chaser public house. Continue along the road bearing right before turning left onto Upper Green Lane. No 20 can be found on the right.

Services Mains water, drainage and electricity. Electric night storage heaters. Gigaclear full fibre ultra-fast broadband connection.

Tenure Freehold
Local Authority Tonbridge and Malling Borough Council.

EPC Rating = E

Viewing
 All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
 Telephone: +44 (0) 1732 789 700.



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