



Watch Oak Villa, Blackham

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1 Watch Oak Villa

Blackham

Tunbridge Wells

Kent TN3 9TR

A beautifully presented three-bedroom home with stunning countryside views

Ashurst station 0.7 miles (56 minutes to London Bridge), Tunbridge Wells town centre 5.5 miles, Crowborough 7.0 miles, East Grinstead 7.5 miles, M25 (Jct 5) 18.0 miles, Gatwick Airport 18.5 miles, Central London 35 miles

Sitting room | Dining room/study | Kitchen
Principal bedroom with en suite bathroom
2 Further bedrooms | Shower room | Shed
Garden | EPC rating E

The property

1 Watch Oak Villa is a splendid semi-detached period property, that offers beautifully presented accommodation, with high quality fittings and understated, attractive décor throughout.

The main reception room is a well-proportioned sitting room with its wooden flooring and fireplace, which is fitted with a woodburning stove. There is also a dining room/study, which is ideal for family meals or home working. The adjoining kitchen has a skylight overhead and fitted units to base and wall level, as well as space for all the necessary appliances.

Upstairs there are three double bedrooms of similar proportions. The principal bedroom has an en suite bathroom, with two further bedrooms benefitting from built-in wardrobes. Additionally, the first floor has a family shower room. The bedrooms all have far-reaching views across the beautiful surrounding countryside.

Outside

At the front of the property there is a gravel driveway with plenty of parking space for residents and guests alike.

At the rear, the garden features paved terracing for al fresco dining, as well as an area of lawn. There is a timber-framed shed for garden storage, timber fencing to either side and at the end of the garden, post and rail fencing affording expansive views across the surrounding Area of Outstanding Natural Beauty.

Situation

The village of Blackham occupies a stunning and secluded position in the High Weald Area of Outstanding Natural Beauty. The tiny village is surrounded by rolling fields and woodland and includes a village hall and a parish church.

There is a primary school and village pub in nearby Fordcombe, while local shops can be found in the larger village of Langton Green, three miles away.

The popular town of Tunbridge Wells is five miles away, offering a wealth of amenities and facilities including the delightful and renowned Pantiles, with its boutique shops, restaurants and independent cafés.

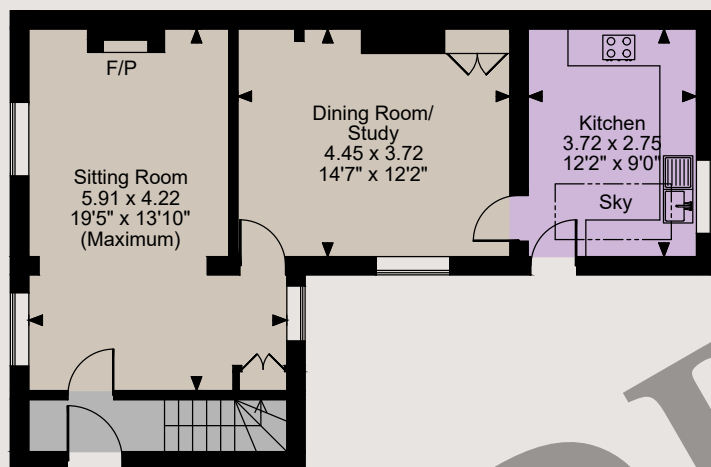
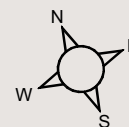
The town is home to some of the finest state schools in the country, including The Skinners' School and Tunbridge Wells Girls Grammar School.

Ashurst station is a short walk away on footpaths and offers services to London Bridge (57 minutes), while Tunbridge Wells has more regular services to London Cannon Street and London is less than an hour away by rail (55 minutes to London Cannon Street), while the M25 is easily reached via the A21.

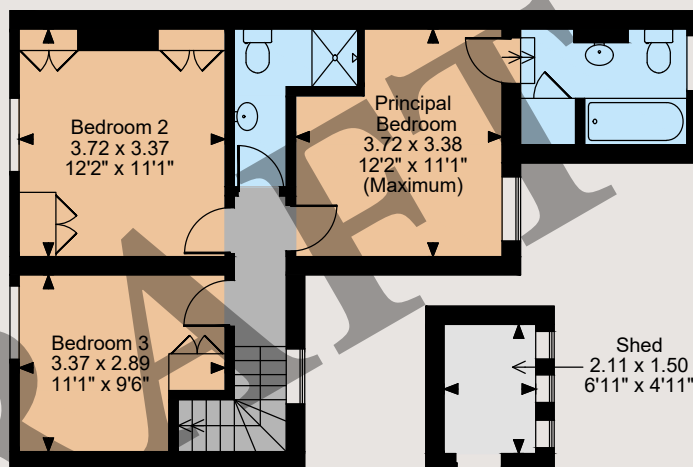




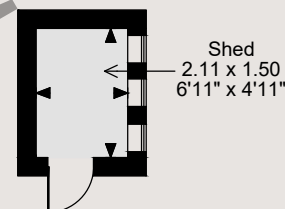
Floorplans
 Watch Oak Villa, Blackham
 Main House internal area 1,092 sq ft (101 sq m)
 Shed internal area 34 sq ft (3 sq m)
 Total internal area 1,126 sq ft (105 sq m)



Ground Floor



First Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Follow Smarts Hill in Penshurst to the right into Coldharbour Road. After a mile, turn left. Turn right at the junction onto Bradley Road then, in Blackham, turn left onto Ironchurch Lane. Turn left onto the A264 and then take the entrance on the left. The property will be on the right.

General

Local Authority: Wealdon

Services: Mains electric, water and drainage.

Oil central heating

Council Tax: Band E

Tenure: Freehold

Guide Price: £600,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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