



The Old Nursery

Golden Green - Tonbridge - Kent

When experience counts...

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- Exclusive Village Development
- 3 x Five Bedroom Detached Houses
- Spacious Open Plan Living Accommodation
- Luxurious Kitchens & Bathrooms
- Integral Garage & Parking for two Vehicles
- Approx 32 minutes to London Bridge from Tonbridge Station & Hildenborough Station
- Feature Garden Room and Dedicated Study
- Fully Landscaped Rear Gardens
- Far Reaching Viewings Over Countryside
- Stairs to large loft space with option for cinema room or further bedrooms'





Artist Impression

The Old Nursery, Golden Green, Kent, TN11 0LH

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The Old Nursery Specification schedule



Kitchens

Bespoke designer kitchens with contemporary cabinets and integrated ovens. Separate utility rooms.

Interior Designed Bathrooms & En Suites

Modern bath and shower rooms featuring white sanitary ware with designer fittings.
Heated towel rails / radiator.

Heating, Electrical & Lighting

Gas fired hot water and central heating system with under floor heating to the ground floors and radiators on first floors. Recessed LED and feature lighting throughout.
Smart ready with Nest home systems.
Primary BT points and pre-wired Multi-Media points

Interior Finishes

Quality oak wood effect flooring throughout ground floors with neutral carpeting elsewhere.

External Features

Integral garage & allocated parking spaces
Landscaped rear gardens with close board fenced boundaries. External lighting.

General Features

Private Development in village location ample parking to front of properties to maintain the street scene.

Private residents' management company set up to maintain all communal areas to include drive.

Location: Golden Green, Village

The Old Nursery is situated in the sought after village of Golden Green, with its active village community, public houses, rural walks and surrounding countryside.

Mainline Rail: Tonbridge station (4.4 miles) to Cannon Street/Charing Cross/London Bridge. In addition, Paddock Wood (5.4 miles)

Schools:

Secondary Schools: Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar and Weald of Kent Girls Grammar. Hillview School for Girls, Bennet Memorial Diocesan School, St. Gregorys RC School, Hugh Christie Technology College and Hayesbrook School for Boys.
Private Schools: Sackville School, Fosse Bank Independent Primary School in Hildenborough. The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge.
Tonbridge School and Sevenoaks School.

Communications: The A21 is accessible within about 4 miles and links with the M25, other motorway networks and Gatwick and Heathrow Airports. Ebbsfleet International and Dover.

All distances are approximate

LOCATION: Golden Green, Tonbridge, Kent

Golden Green is a village surrounded by the fruit orchards and rural countryside of Kent which sits within a mile of the village of Hadlow. Here you will find a medical centre, village primary school, grocery shop, bakery and Hadlow college Farm shop. There are also a number of country pubs close by and a vibrant village community.

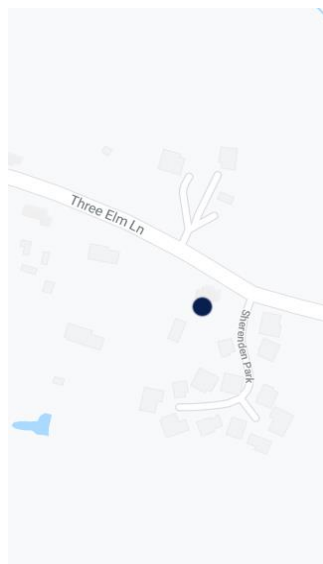
Whilst Golden Green has a distinctly rural feel, 4 miles away you can find Tonbridge.

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.

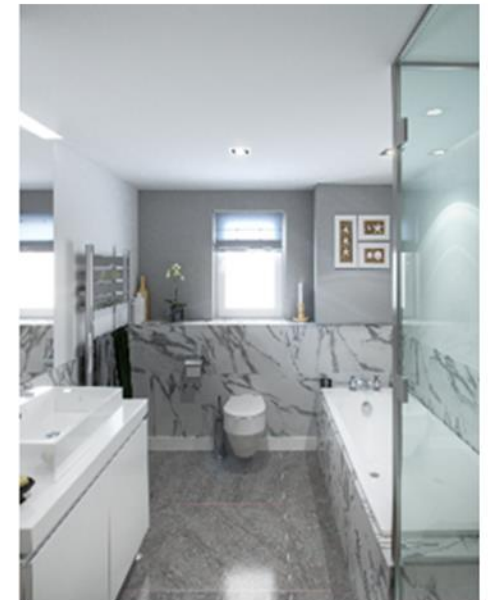
The mainline station provides links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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).





Artist Impression



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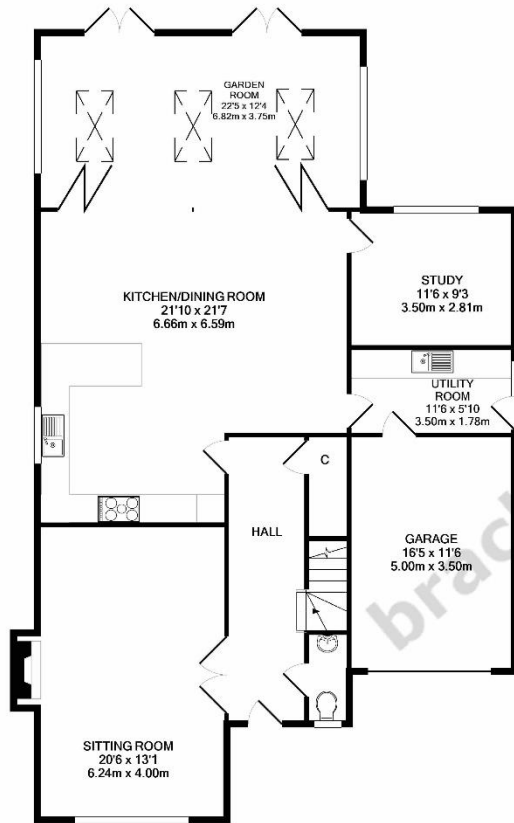
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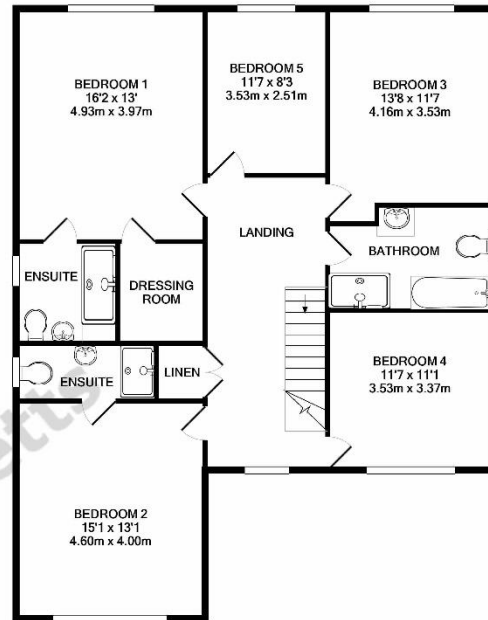
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Alder House, The Old Nursery - Plot 1



GROUND FLOOR
APPROX. FLOOR
AREA 1513 SQ.FT.
(140.6 SQ.M.)

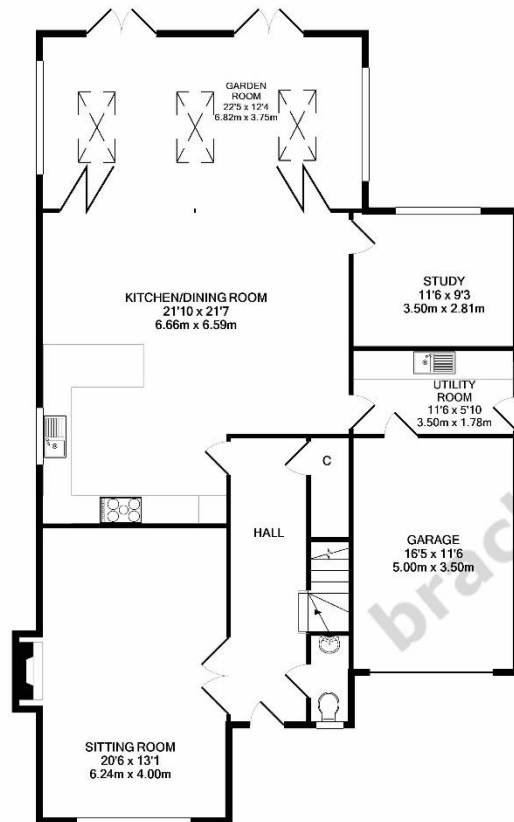


1ST FLOOR
APPROX. FLOOR
AREA 1195 SQ.FT.
(111.0 SQ.M.)

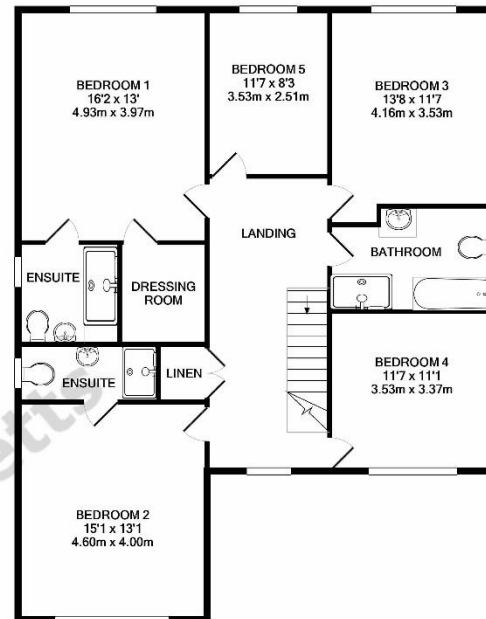
PLOT 1 GOLDEN GREEN NURSERY THREE ELM LANE GOLDEN GREEN TONBRIDGE TN11 0LH
TOTAL APPROX. FLOOR AREA 2708 SQ. FT. (251.6 SQ. M.)
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Blackthorns, The Old Nursery - Plot 2



GROUND FLOOR
APPROX. FLOOR
AREA 1513 SQ.FT.
(140.6 SQ.M.)

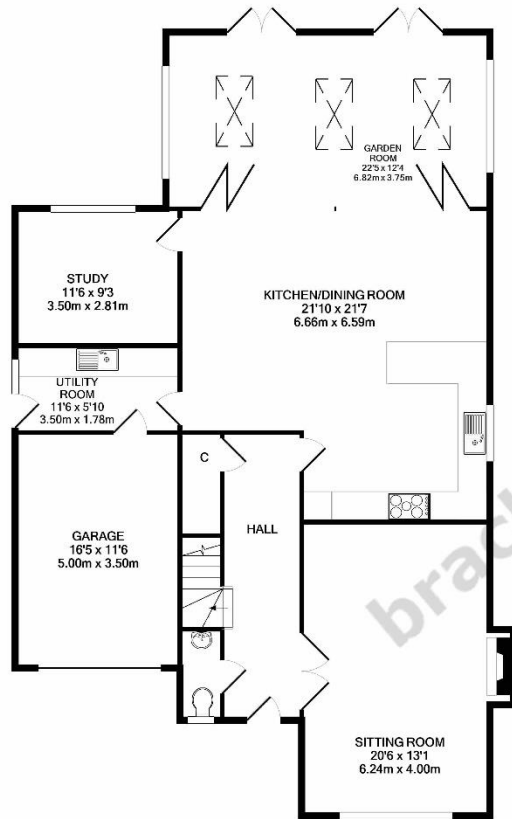


1ST FLOOR
APPROX. FLOOR
AREA 1195 SQ.FT.
(111.0 SQ.M.)

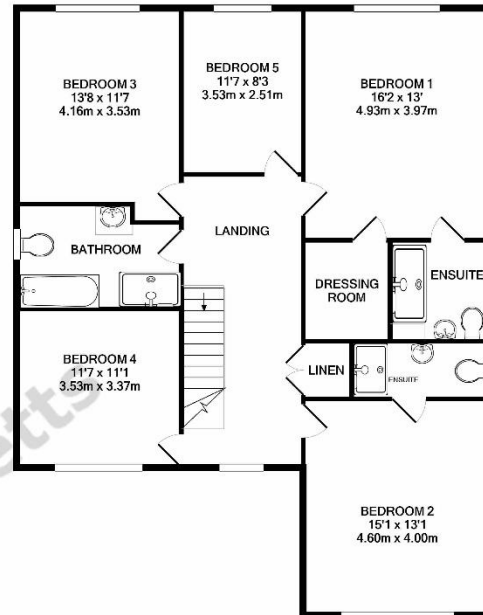
PLOT 1 GOLDEN GREEN NURSERY THREE ELM LANE GOLDEN GREEN TONBRIDGE TN11 0LH
TOTAL APPROX. FLOOR AREA 2708 SQ.FT. (251.6 SQ.M.)
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The Laurels, The Old Nursery - Plot 3



GROUND FLOOR
APPROX. FLOOR
AREA 1513 SQ.FT.
(140.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1195 SQ.FT.
(111.0 SQ.M.)

PLOT 3 GOLDEN GREEN NURSERY THREE ELM LANE GOLDEN GREEN TONBRIDGE TN11 0LH
TOTAL APPROX. FLOOR AREA 2708 SQ.FT. (251.6 SQ.M.)
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