



**116 Higham Lane  
Tonbridge  
Kent  
TN10 4BW**

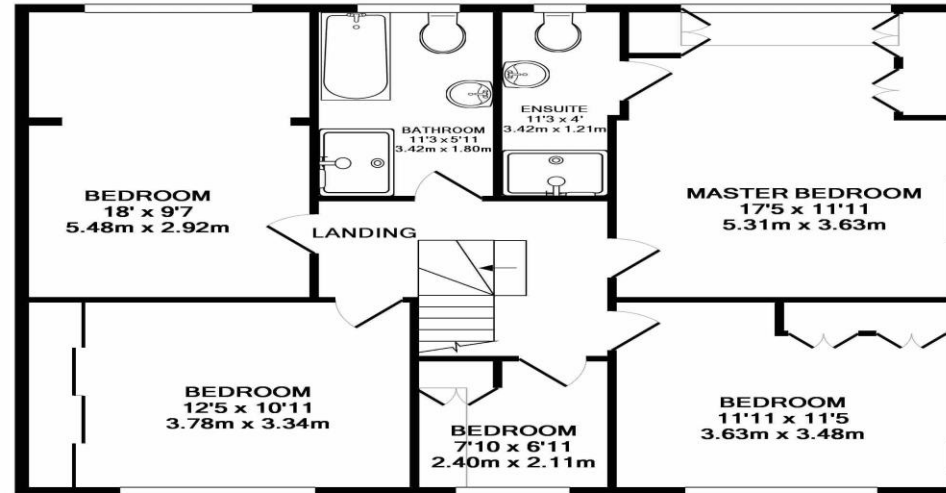
- Substantial Detached House
- Five Bedrooms
- Open Plan Kitchen / Family room
- Sitting Room
- Dining Room
- Ensuite & Family Bathroom
- Garage & Parking
- Large Garden

**Guide Price £800,000 - £850,000  
Freehold**

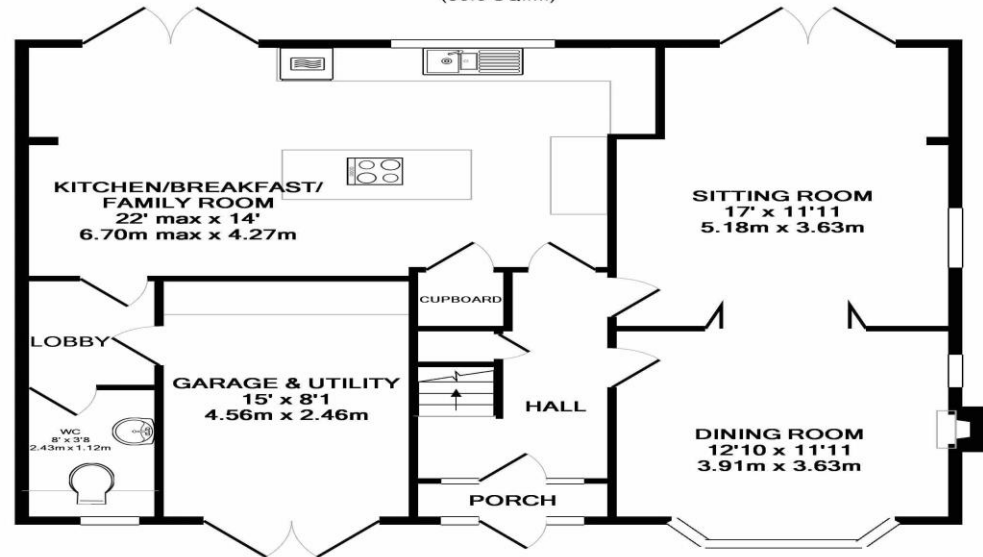
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**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



1ST FLOOR  
APPROX. FLOOR  
AREA 932 SQ.FT.  
(86.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 932 SQ.FT.  
(86.6 SQ.M.)

HIGHAM LANE TONBRIDGE  
TOTAL APPROX. FLOOR AREA 1864 SQ.FT. (173.1 SQ.M.)  
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## VIEWING

By appointment with Bracketts 01732 350503

## SITUATION

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, children's 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).

## TO BE SOLD

Bracketts are delighted to offer this stunning extended five bedroom detached house situated in a very popular location. This property has been extended by the current owners and now provides spacious accommodation over two floors. To the ground floor the accommodation comprises entrance hall, dining room, living room and a super open plan kitchen / breakfast / family room. There is an inner lobby with access to the garage & utility area and cloakroom. The first floor provides four double bedrooms and a single bedroom, ensuite to master bedroom and a spacious family bathroom. Outside the property has ample parking for several cars to the front and to the rear the property has a large garden approx 120ft long including a large terrace.

## GROUND FLOOR

Entrance door leading to a small porch with door to entrance hall.

## ENTRANCE HALL

Stairs to first floor, under stairs cupboard, door to dining room and kitchen and sitting room.

## DINING ROOM 12' 10" x 11' 11" (3.91m x 3.63m)

Double glazed window to side and double glazed bay window to front, radiator and by-folding doors leading through to the living room.

## SITTING ROOM 17' 0" x 11' 11" (5.18m x 3.63m)

Double glazed doors to rear and high level double glazed window to side, by-folding doors leading through to the dining room. TV point and radiator.

## OPEN PLAN KITCHEN / FAMILY ROOM 22' 0" x 14' 0" (6.70m x 4.26m)

Double glazed window and doors to rear, Laminate tiled effect flooring, range of matching wall and base units incorporating cupboards and drawers, granite work tops and sink unit drainer. Integrated dishwasher and fridge freezer and double oven. Central island / breakfast bar with matching cupboards below and granite worktops with induction hob and chimney extractor above. Space for stools under worktop. Down lighters, radiator and door through to inner lobby.

## INNER LOBBY

Laminate tiled effect flooring and doors to garage / utility room and cloakroom.

## CLOAKROOM

Laminate tiled effect flooring, double glazed window to front, radiator, low level WC and wash hand basin.

## FIRST FLOOR LANDING

Access to loft, doors to all bedrooms and family bathroom.

## BEDROOM ONE 17' 5" x 11' 11" (5.30m x 3.63m)

Double glazed window to side and rear with fitted bespoke blind shutters, built in dresser and wardrobes with matching bedside cabinets and door to ensuite.

## ENSUITE

Double shower cubicle, heated towel rail, wash hand basin set within wooden work top with cupboard below and low level WC. Tiled floor & double glazed window to rear.

## BEDROOM TWO 12' 5" x 10' 11" (3.78m x 3.32m)

Double glazed window to front, radiator, built in wardrobes with sliding doors and hot water tank.

## BEDROOM THREE 18' 0" x 9' 7" (5.48m x 2.92m)

Double window to rear with fitted bespoke blind shutters and radiator.

## BEDROOM FOUR 11' 11" x 11' 5" (3.63m x 3.48m)

Double glazed windows to side and rear, radiator and TV point.

## BEDROOM FIVE 7' 10" x 6' 11" (2.39m x 2.11m)

Double glazed window to front, radiator, built in workstation.

## FAMILY BATHROOM

Double glazed window to rear, towel radiator, tiled enclosed bath, shower cubicle, wash hand basin with cupboard below and low level WC. Down lighters, tiled walls and flooring.

## OUTSIDE

To the front there is a large block paved driveway and an area of lawn and lawned edging. Access to garage which measures 15' x 8'1 with up and over door, power and light, space and plumbing for washing machine and tumble dryer and connecting door to inner lobby. To the rear, there is a substantial raised terrace which is paved with steps down to the remainder of the large garden which is laid to lawn enclosed by mature hedgerow and panel fencing. Summer house, garden shed and raised vegetable beds.

