



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

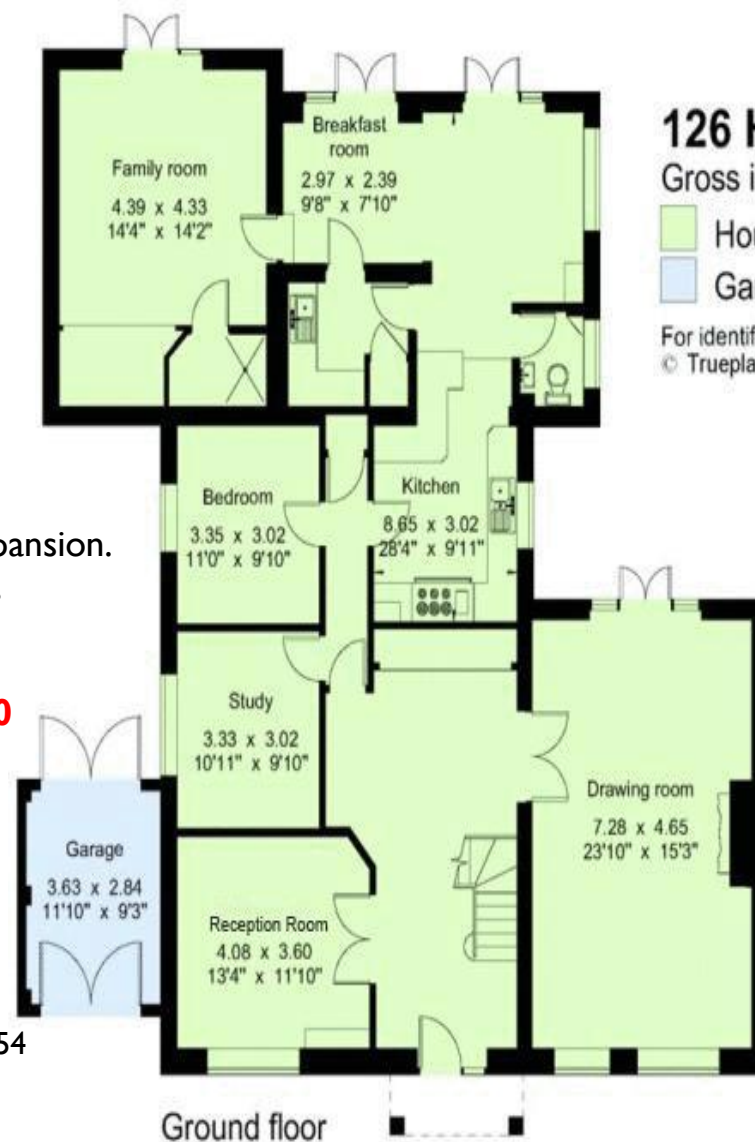
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Spacious Detached House
- Six Bedrooms
- Ensuite & Family Bathroom
- Stunning Reception Hall
- Drawing Room
- Family Room
- Kitchen / Breakfast Room
- Study & Reception Room
- Planning Permission For Further Expansion.
- Gated Driveway, Garage & Gardens

**Guide Price £925,000 - £950,000
Freehold**

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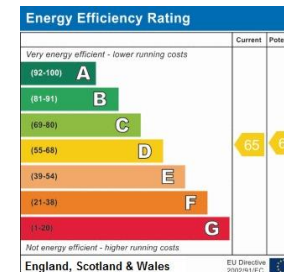
Gross internal area (approx.)

- House - 271.4 sq m (2921 sq ft)
- Garage - 10.4 sq m (111 sq ft)

For identification only - Not to scale
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----- Restricted height



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VIEWINGS

By appointment with Bracketts on 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 Penschurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

TO BE SOLD

Bracketts are delighted to offer for sale this substantial detached property which is approx. 3000 sqft, situated in a sought after road to the north of Tonbridge. This six bedroom home offers flexibility as to how it is utilised and could be easily modified to incorporate a ground floor annexe if required. The property is beautifully presented throughout and currently comprises a stunning reception hall, drawing room, kitchen / breakfast room which in turn gives access to a family room and to the left hand side of the property there is also a dining room or further reception room, study and bedroom six. To the first floor there are five bedrooms and a family bathroom. The master bedroom has the added benefit of an enormous walk-in dressing room and en-suite. Outside to the front there is a driveway with electrically operated gates and parking for several cars and a garage. To the rear the gardens are predominantly laid to lawn with extensive flower and shrub borders. There is a rear terrace adjacent to the drawing room.

GROUND FLOOR

Impressive recessed entrance with door giving access to:

RECEPTION HALL

Turned oak staircase to first floor with glass panelling and balustrade, double doors leading through to the drawing and dining rooms, further door and small hallway leading to study and bedroom and kitchen. Solid oak flooring, built-in cupboard.

DRAWING ROOM 23' 10" x 15' 3" (7.26m x 4.64m)

Two double glazed windows to front aspect and patio doors leading to rear terrace with windows either side, feature fireplace with wood burning stove with granite hearth and oak plinth Solid oak flooring, TV and telephone points.

RECEPTION ROOM 13' 4" x 11' 10" (4.06m x 3.60m)

Double glazed window to front and radiator, Solid oak flooring.

STUDY 10' 11" x 9' 10" (3.32m x 2.99m)

Double glazed window to either side, radiator and solid oak flooring.

BEDROOM SIX 11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to side and radiator and solid oak flooring.

KITCHEN 28' 4" x 9' 11" (8.63m x 3.02m)

Double glazed windows to side, fitted with a range of matching wall and base units incorporating cupboards and drawers, solid oak flooring, gas range with extractor over, sink unit drainer and mixer tap, wall mounted display units, part tiled walls, wine rack, worktops with wooden edging, downlighters, doors to cloakroom and step down into family room and utility room. (There is planning to extend, planning reference 16/01364/FL.)

<https://publicaccess2.tmbc.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O6A67UQHHS900>

BREAKFAST AREA 9' 8" x 7' 10" (2.94m x 2.39m)

Solid oak flooring, two sets of patio doors giving access to rear garden and doorway through to:

CLOAKROOM

Low level WC and wash hand basin,

UTILITY ROOM

Connecting door through to breakfast room, sink unit drainer, range of units incorporating cupboards and drawers, space and plumbing for washing machine and tumble drier.

FAMILY ROOM 14' 4" x 14' 2" (4.37m x 4.31m)

Solid oak flooring, double glazed doors to rear and window to one side. Deep built-in cupboard and shower room.

FIRST FLOOR LANDING

Doors to all bedrooms and family bathroom and solid oak flooring.

MASTER BEDROOM 13' 8" x 13' 6" (4.16m x 4.11m)

Double glazed window to rear and radiator, solid oak flooring, TV point and step down to substantial dressing room and door to:

EN-SUITE

Window to rear, marble tiling, double shower cubicle, low level WC and wash hand basin.

DRESSING ROOM

Solid oak flooring, partially sloped ceilings extensive wardrobes which incorporate cupboards and drawers, dressing table and double glazed window to rear.

BEDROOM TWO 12' 1" x 10' 2" (3.68m x 3.10m)

Solid oak flooring, double glazed window to front, radiator, built-in wardrobes.

BEDROOM THREE 10' 5" x 8' 5" (3.17m x 2.56m)

Solid oak flooring, double glazed window to front and radiator, built-in wardrobes.

BEDROOM FOUR 10' 2" x 8' 4" (3.10m x 2.54m)

Solid oak flooring, double glazed window to side, radiator.

BEDROOM FIVE 10' 11" x 7' 4" (3.32m x 2.23m)

Solid Oak flooring, double glazed window to side and radiator.

FAMILY BATHROOM

Window to side, marble tiling, panel enclosed bath, pedestal wash hand basin, low level WC and separate shower cubicle. Tiled flooring, tiled walls.

OUTSIDE

To the front the property is approached via electrically controlled gates which give access to a substantial parking area which is block paved, access to garage. The garage measures 11'10 x 9'3 and has two wooden doors to front and doors to rear, power and light. To the rear there is a raised terrace adjacent to the drawing room and also a further terrace immediately adjacent to the breakfast/family room. The remainder of the garden is attractively laid to lawn with extensive flower and shrub borders incorporating mature trees, plants and shrubs.





