







## 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 major portion of a detached family home measuring just under 3000 sq ft. This four bedroom family home is located in the extremely sought after Dry Hill conservation area of North Tonbridge. Set over two floors with a range of period features the accommodation comprises four double bedrooms, ensuite and family bathroom, three large reception rooms including a large kitchen / family room and utility cupboard and cloakroom spacious entrance halls and landing. Outside there are large mature gardens to rear with large workshop with power. To the front is a gravelled drive and wrought iron gates giving access to further parking and the rear garden.

## GROUND FLOOR

Front door, tiled floors.

## ENTRANCE HALL

Understairs storage, frosted sash window to side aspect, x 2 single radiators, coving to ceiling, doors to reception l.

## LIVING ROOM 25' 4" x 13' 7" (7.72m x 4.14m)

Ceiling rose, coving to ceiling, sash window to side aspect, bay window to front, open fireplace set in wooden surround.

## FAMILY ROOM 19' 11" x 13' 7" (6.07m x 4.14m)

Wooden stripped floors, wood burning stove, window to side aspect, French doors to side aspect, coving to ceiling, tv point, double radiator, picture rail.

## OPEN PLAN FAMILY ROOM / KITCHEN 18' 6" x 25' 4" (5.63m x 7.72m)

This stunning room has a wonderful outlook over the rear garden and beyond. The kitchen area has a range of wall and base units with worktops over, centre island, gas range, beech and granite work surfaces, tiled floors, 1 1/2 bowl stainless steel sink unit with mixer tap, built in dishwasher, central island with granite work tops and cupboards below, the living / dining area has sash window to side aspect, and a bay sash window to the rear aspect, inset spot lights, door to rear garden, utility Room and spacious larder.

## UTILITY ROOM

Window to rear, wall mounted wash hand basin, space and plumbing for washing machine and fridge/freezer.

## CLOAKROOM

Low level WC, tiled floors, wall mounted wash hand basin, sash window to side aspect.

## FIRST FLOOR LANDING

Staircase to first floor landing with sash window to front, coving to ceiling, double radiator, access to loft, small study room with sash window to side aspect, walk in storage cupboard housing hot water tank.

## BEDROOM ONE 21' 1" x 14' 3" (6.42m x 4.34m)

Fitted wardrobes, picture rail, double radiator, x 3 sash window to rear aspect, telephone point.

## ENSUITE BATHROOM

Low level WC, pedestal wash hand basin with mixer taps, tiled walls, sash window to rear aspect, inset spot lights, coving to ceiling, panelled enclosed bath, fitted shower, bidet and radiator.

## BEDROOM TWO 13' 7" x 18' 2" (4.14m x 5.53m)

Double radiator, coving to ceiling, x 4 sash window to front.

## BEDROOM THREE 15' 0" x 13' 7" (4.57m x 4.14m)

Picture rail, coving to ceiling, fitted wardrobes, pedestal wash hand basin, tiled splash backs, sash window and an oriel bay window to side aspect, double radiator.

## BEDROOM FOUR 13' 7" x 8' 9" (4.14m x 2.66m)

Fitted wardrobes, pedestal wash hand basin with mixer taps, tiled splash backs, single radiator, sash window to side aspect, picture rail, coving to ceiling.

## BATHROOM 10' 0" x 6' 7" (3.05m x 2.01m)

Panelled enclosed bath, low level WC, coving to ceiling, single radiator, part tiled walls, pedestal wash hand basin, tiled floors, sash window to side aspect.

## OUTSIDE

To the front of the property there is a gravelled driveway for approximately three vehicles and shrub borders. There are wrought iron gates providing further parking and side access to the rear garden. which is approx 150' x 50' (45.72m x 15.24m) predominately laid to lawn, mature shrub borders, various fruit trees, outside tap, gravelled pathway, outside lights, at the bottom of the garden is a large workshop with power a further garden shed and greenhouse as well as a second paved patio area.











