



STAIR ROAD, TONBRIDGE

£800,000



Stair Road

Tonbridge,
Kent,
TN10 4HB

**Grade II Listed - Kitchen – Generous Dining Room
with Feature Fireplace – Lounge with Log Burner –
3 Bedrooms – Beautifully Presented Throughout –
Countryside Views - Separate Annexe**

A wonderful character home with a really happy ambience and beautifully presented with some lovely character features including fireplaces, beams, wooden doors and exposed brickwork. Believed to date back to the 1600's, the property is in such a perfect position: semi-rural with far-reaching views over open fields yet conveniently located for the busy town centre of Tonbridge with train station and some of the best schooling in the country. The setting for the main house is a pretty English garden within which can also be found a separate and self-contained cottage currently generating an income as a holiday let but equally might suit someone working from home or needing an annexe for granny or teenager.

SITUATION

The property is situated in the vibrant town of Tonbridge which offers an eclectic mixture of bars, restaurants, shops and of course Tonbridge train station offering fast and frequent services to central London. The town is well served regarding schooling for all ages with a wide range of primary, secondary, grammar and a number of public schools. Recreational facilities in and around Tonbridge include Haysden country park, rowing and river activities, Tonbridge indoor/outdoor swimming pools, Angel leisure centre, the annual summer carnival; plus the historic Tonbridge castle which offers many more activities and numerous popular yearly events.



KITCHEN

Casement window, radiator, range of eye and base level units incorporating stainless steel sink unit with mixer tap, built in oven and hob with extractor hood, integrated fridge and space for dishwasher.

SITTING ROOM

Casement windows, radiator, brick built feature fireplace.

UTILITY ROOM

Casement window, eye and base level units with space and plumbing for washing machine, space for fridge freezer.

CLOAKROOM

Casement window, radiator, low level W/C, pedestal wash hand basin with mixer tap.

STUDY

Casement window.

DINING ROOM

Casement window, French doors to garden, brick built feature fireplace with wood burner.

FIRST FLOOR LANDING

Deep airing cupboard.

BEDROOM

Casement window with views over open fields, radiator, range of built-in wardrobes and shelving.

BEDROOM

Casement window with views over open fields, radiator.

BATHROOM

Part tiled walls, heated towel rail, low level W/C, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, separate shower cubicle.

BEDROOM

Casement windows, radiator, range of built in wardrobes.



OUTSIDE

Set in pretty gardens with wooden shed with power and light, raised beds, paved patio area.

DETACHED COTTAGE -

KITCHEN/BREAKFAST ROOM

Double aspect with double glazed windows, tiled floor, part tiled walls, radiator, range of eye and base level units incorporating twin circular stainless steel sink unit with mixer tap, built in oven and hob with extractor over, integrated fridge, space for washing machine and breakfasting table if so desired.

SITTING ROOM

Double glazed windows, radiator.

BEDROOM

Double glazed window, radiator.

SHOWER ROOM

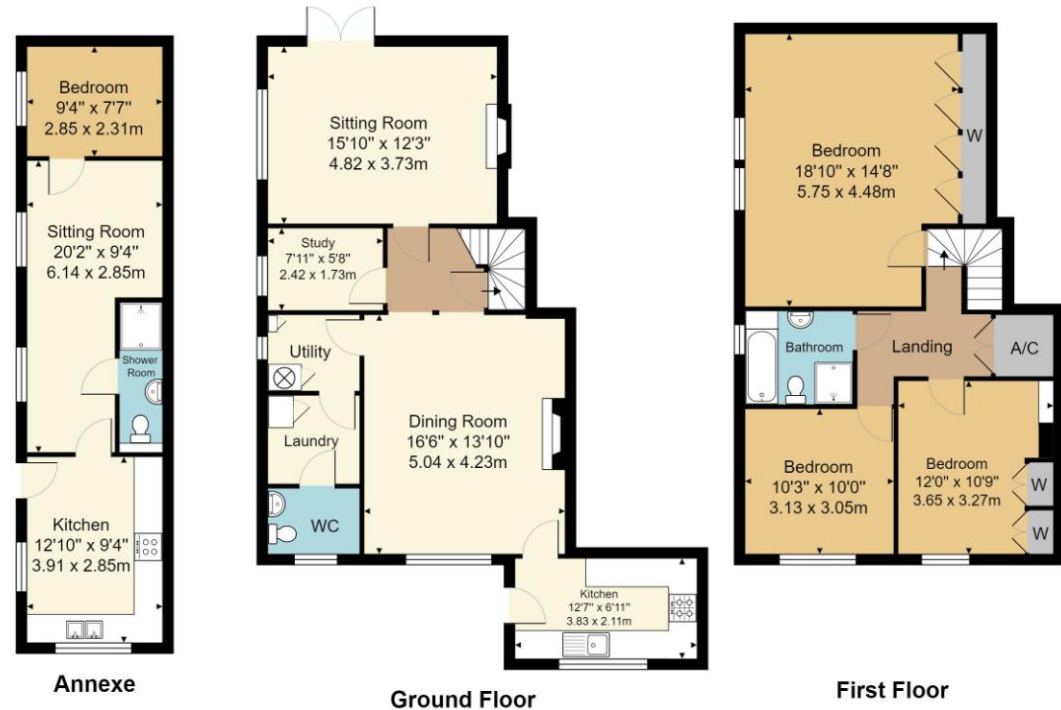
Tiled floor, part tiled walls, extractor fan, heated towel rail, low level W/C, wall mounted wash hand basin, tiled shower cubicle.

TENURE

Freehold.

VIEWING

By appointment only with Wood & Pilcher on 01732 351135.



House Approx. Internal Floor Area 1414 sq. ft / 131.3 sq. m
Annexe Approx. Internal Floor Area 385 sq. ft / 35.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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