



Ibbett Mosely

Rutherford Way, Tonbridge TN10 4RH



An Impressive Six-Bedroom Detached Residence with potentially self-contained Annex on a plot of 0.15 of an acre

GUIDE PRICE: £1,000,000

An Impressive Six-Bedroom Detached Residence with potential for a self-contained Granny Annex on a plot of 0.15 of an acre

This substantial six-bedroom detached home offers exceptional versatility and space, ideally located within easy reach of outstanding schools, a charming parade of local shops, playing fields, and stunning woodland walks.

Perfect for multigenerational living, those working from home, or buyers seeking additional rental income, the property features potentially a self-contained annex — ideal for an elderly relative, an au pair, or as a private rental opportunity.

- Detached and Extended Property
- Six Bedrooms
- Lounge
- Living room
- Conservatory
- Kitchen
- Annex reception room, private bathroom and bedroom/kitchen/dining room
- Spacious first floor landing reception area
- Drive for vehicles
- Lovely gardens

PROPERTY SUMMARY

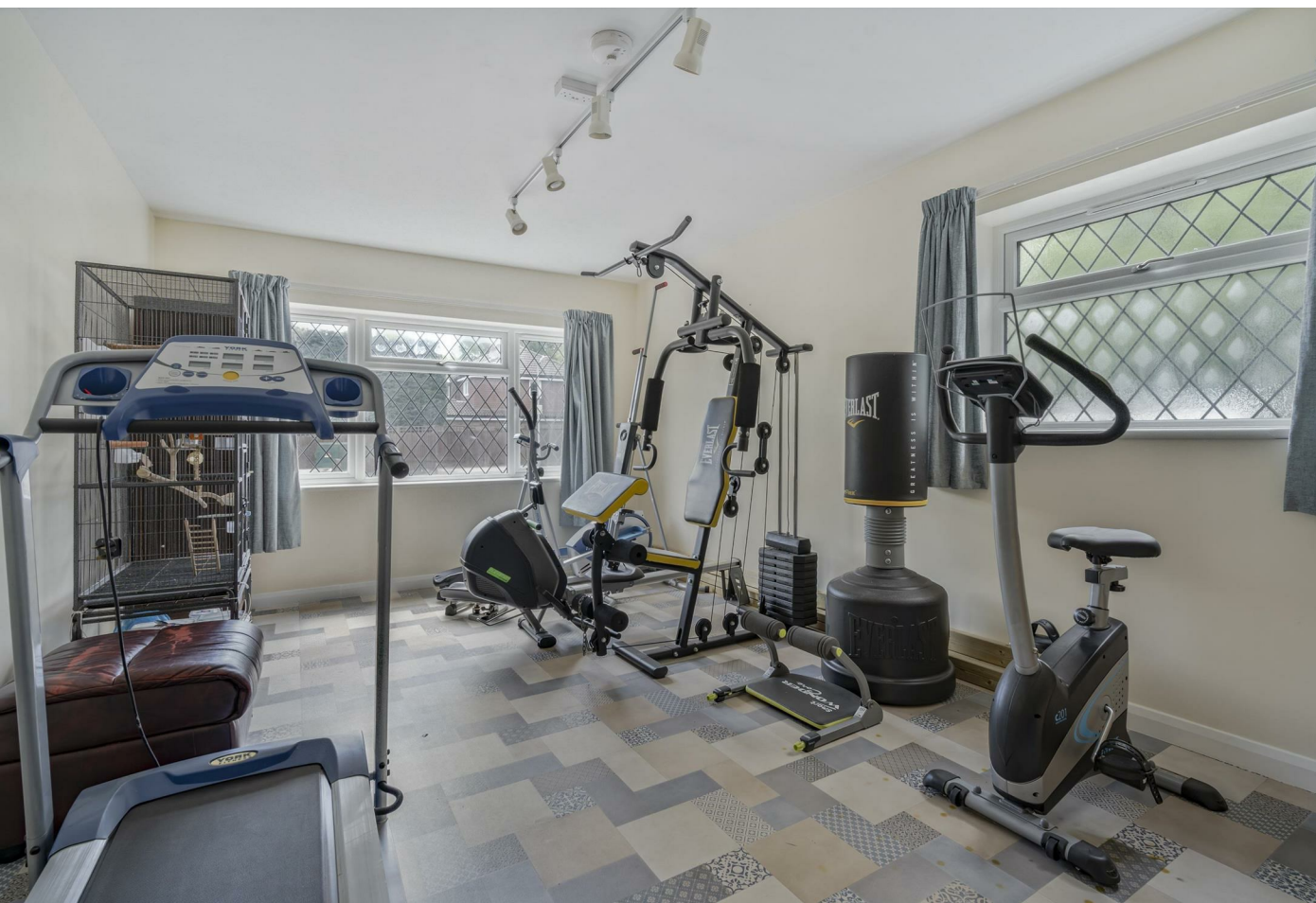
Main House

The ground floor welcomes you with a spacious entrance hall (with internal access to the annex), leading to a generous sitting room, a living room room, a stylish and well-appointed kitchen, and a substantial conservatory that opens directly onto the secluded rear garden — perfect for

entertaining.

Upstairs, the property offers six well-proportioned double bedrooms, two bathrooms, and a truly impressive landing area spanning over 20ft. This versatile space is ideal as a reading nook, home office, or playroom.





Ground floor Annex

The potential annex provides complete independence while remaining part of the main residence. It features a bright, dual-aspect reception room extending over 30ft, a comfortable kitchen/Dining room/ Bedroom with units and sink and is currently used as a gym, and a private bathroom — perfect for multi-generational living, guests, or a live-in carer.

Outside

Set well back from the road, the property is approached via a paved driveway offering off-street parking for several vehicles, framed by a mature front garden. The secluded rear garden offers a peaceful and private setting — ideal for relaxing, entertaining, or family gatherings.

This is a rare opportunity to acquire an exceptionally flexible and spacious family home, offering generous accommodation both inside and out. If you're seeking a standout property with versatile living options and room to grow, this is one not to be missed.

Contact us today to arrange your viewing.





LOCATION

Occupying a delightful position conveniently located on the northern outskirts of the town yet being only two and a half miles to the centre. There is a fine range of shops including Waitrose as well as many different eateries and recreational facilities in the town and the main line station with its frequent service to London and the coast is also very accessible. Private and state schools abound in the vicinity including Tonbridge Public School, Hilden Grange and Hilden Oaks, Judd and Tonbridge Grammar for Girls. Excellent Primary schools in the nearby villages of Shipbourne and Plaxtol. Local shops in York Parade which is three quarters of a mile. Access to the A21 and thence M25 at Morleys roundabout or at the southern end of the town. Excellent footpaths giving access over the surrounding countryside are a few minutes away.

AGENTS NOTE

Local Authority Kent
Council Tax Band: F
Annual Price: £3,430
Conservation Area No
Flood Risk: Very low
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
5 Mbps
Superfast
80 Mbps
Ultrafast
1800

Gross Internal Area : 252.87 sq.m (2721.83 sq.ft)



Ground Floor



First Floor

For Identification Purposes Only

Ibbett Mosely

01732 351323

EPC Rating- C

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