



Chimneys, 95 London Road, Tonbridge, Kent, TN10 3AJ

Offers in excess of £1,500,000

Jack Charles  
Estate Agents

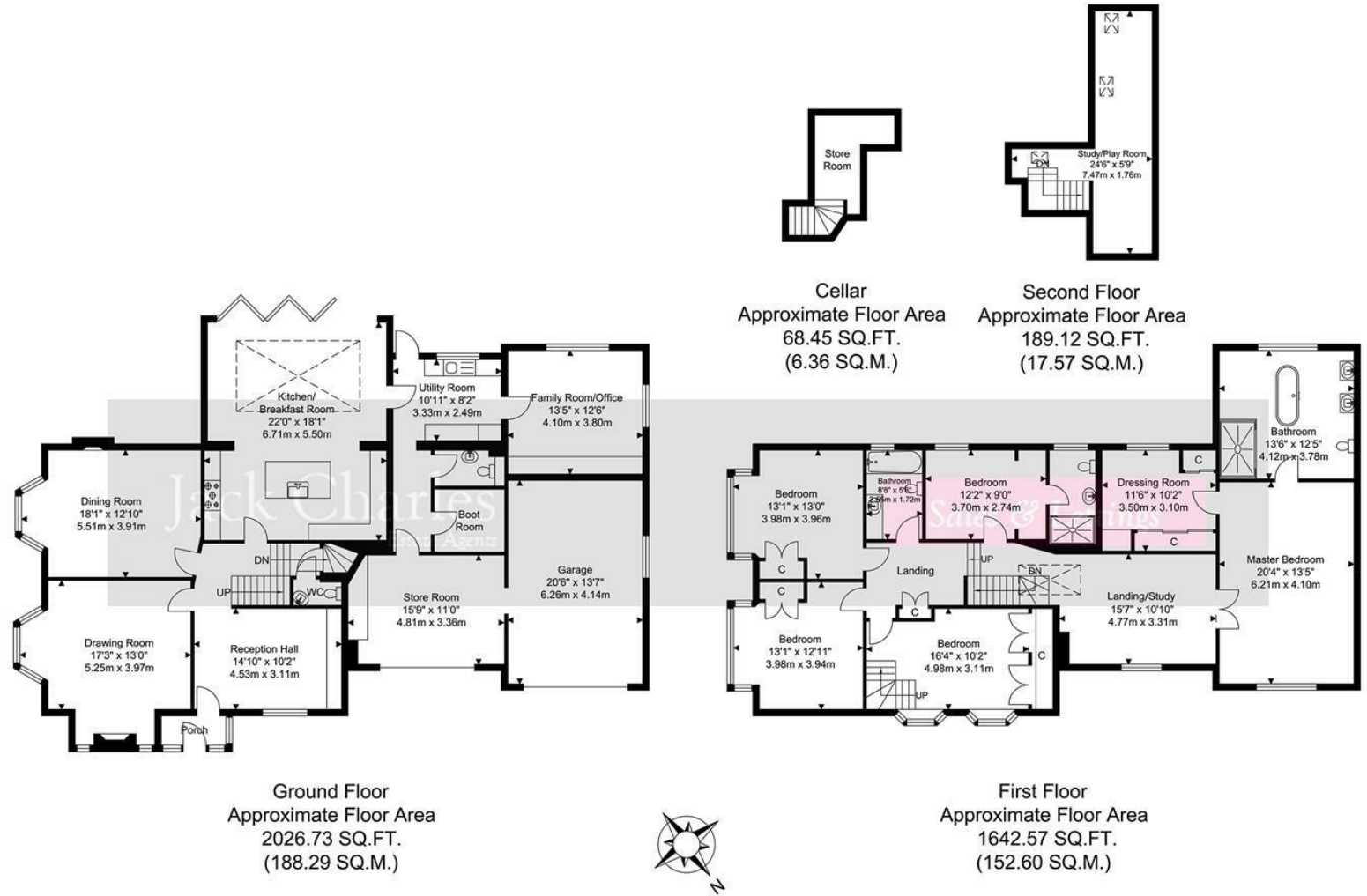
Sales & Lettings



**Chimneys, 95 London Road, Tonbridge, Kent, TN10 3AJ**

**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.

- Guide OIEO £1,500,000
- Substantial Family Home
- Five Bedrooms
- 3 Bathrooms Inc 2 Ensuites
- Five reception Rooms
- Double Garage & Cellar
- Master Bedroom Suite
- Ample Parking
- Landscaped Gardens
- Walking Distance To Town Centre



**TOTAL APPROX FLOOR AREA 3926.89 SQ. FT / 364.82 SQ. M**  
**For Identification Purposes Only.**

**Jack Charles**  
Estate Agents

*Sales & Lettings*

Castle Lodge  
191 High Street, Tonbridge, Kent, TN10 1BX  
Kent, TN10 1BH  
Tel: 01732 75 75 80  
Tel: 01732 75 75 80  
Email: tonbridge@jackcharles.co.uk  
E-mail: info@jackcharles.co.uk  
www.jackcharles.co.uk

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Chimneys is stunning and imposing Edwardian detached house which benefits from many features including well-proportioned rooms with high ceilings, fireplaces, ceiling roses. The property has been extensively refurbished throughout the years and now adapts beautifully with modern living. The house is conveniently situated on the edge of the town and is within walking distance of the High Street and main line station. You enter on the ground floor via a bespoke stained glass front door leading to an enclosed porch with a further door opening into a spacious reception hall which has to one elevation fitted book shelves with cupboards below. There are steps down to a cloakroom and to the Cellar. There are further doors to the sitting room with attractive square bay window to side, feature fireplace centralise within an ornamental arch with two recessed small windows to the front, dining room with identical square bay window to side, wood burner and a stunning Kitchen/Breakfast Room which is fitted with range of handmade bespoke cupboards and drawers, granite work surfaces, range cooker, space for fridge freezer, wine cooler, microwave, central island with double farmhouse sink, range of cupboards under along with dishwasher. There is underfloor heating, roof lantern and bi-folding doors opening to the garden and a door leading through to the utility room which has space and plumbing for washing machine and tumble dryer and doors leading to the rear garden, further family room and inner hall leading to a workshop, garage and a second cloakroom.

To the first floor is a magnificent landing providing ample space, perfect for a study area, access to the master suite and a couple of steps up to a further landing leading to the remainder of the bedrooms. The Master Suite offers plenty of space including a large dressing room and a spacious luxury en suite Bathroom with free standing bath and separate shower. The guest bedroom has an en suite shower room, and there are 3 further double bedrooms and a family bathroom, one of the bedrooms has a staircase leading to a super room in the roof space, making this a great teenagers room.

Outside to the front of the house is a good-sized brick paved driveway providing ample parking, access to the garage and workshop with twin up and over doors. A side gate gives access to the gardens which are mainly laid to lawn with flower borders with mature trees, shrubs and plants, including rhododendrons, there is a raised paved terrace area, wood store and summer house.

## Tonbridge Location

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 a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. 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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	













