



55 The Ridgeway, Tonbridge, Kent TN10 4NJ

Jack Charles

Guide Price £1,000,000 - £1,200,000

Jack Charles  
Estate Agents

Sales & Lettings

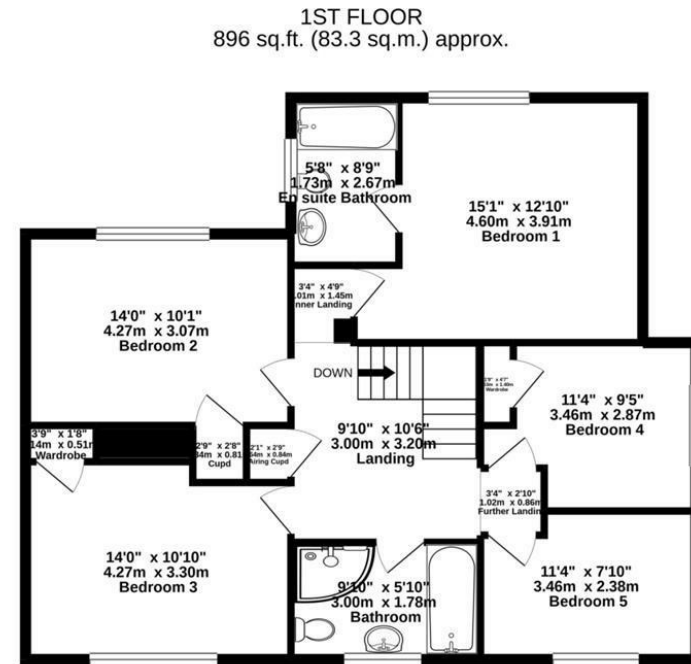
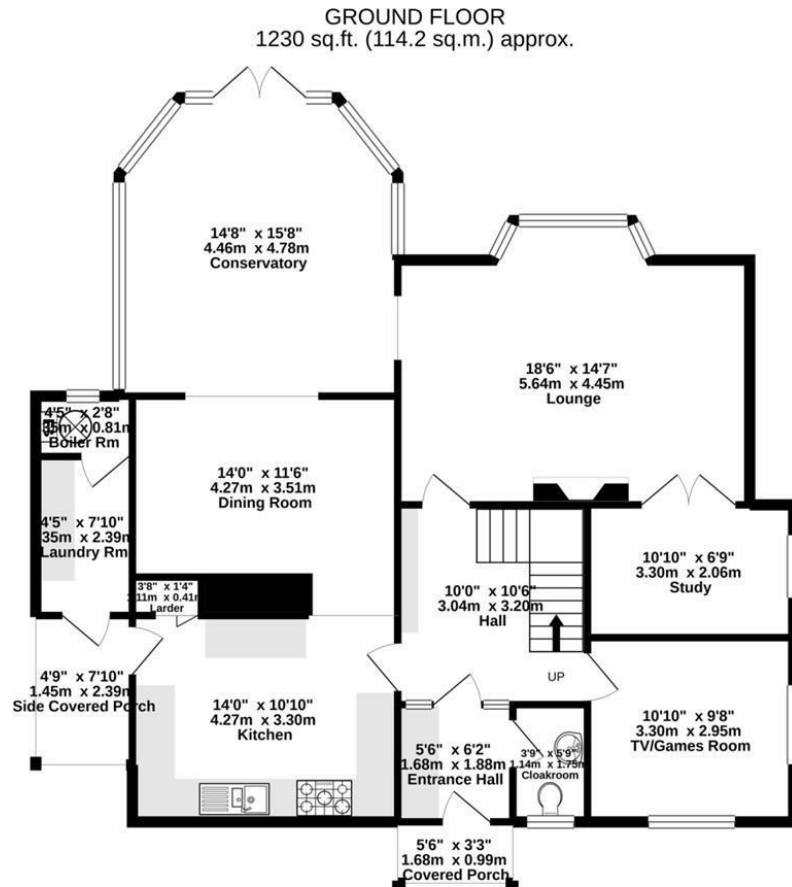


- Guide £1,000,000 - £1,100,000
- Four Reception Rooms
- Conservatory

- Five Bedrooms
- Kitchen & Utility Room
- Superb Level Rear Garden

- Ensuite & Family Bathroom
- Impressive Reception Hall
- In & Out Driveway

**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.



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>60</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**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

Jack Charles are delighted to offer for sale this super detached family home situated on arguably one of the most desirable roads in Tonbridge.

This handsome home is approached across an in and out driveway. You enter the property in a small lobby with access to the WC/Cloakroom, there is a glazed door looking through to a magnificent reception hall, with fitted cupboards and access to the living room, kitchen and a further reception room which offers great versatility and could be used as a further bedroom or TV room if required.

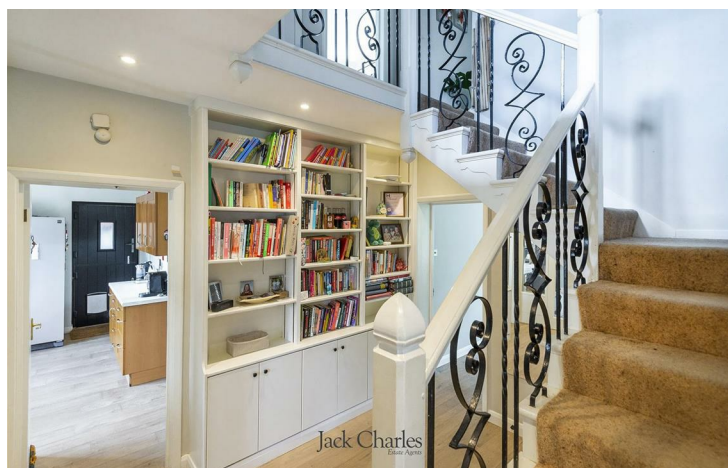
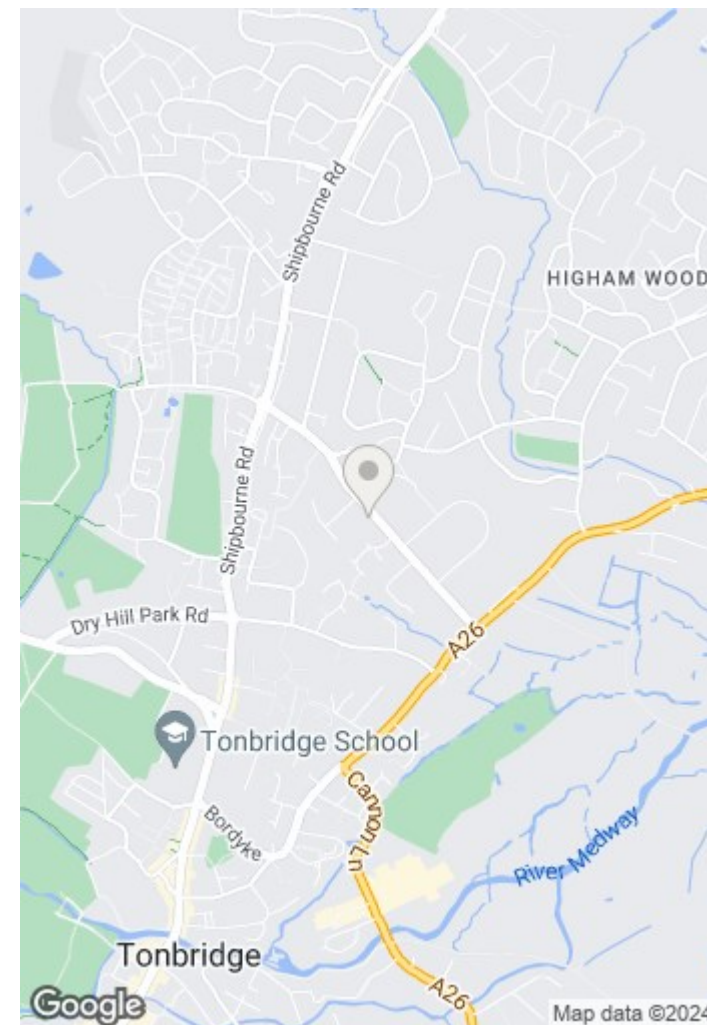
The kitchen has a range of wall and base units, it has a stable door that leads out to the side of the property and to the utility room. There is access through to the spacious dining room which in turn opens into a wonderful conservatory with a UV film on the glass and provides plenty of natural light and has French doors leading out to the rear garden and a doorway through to the living room which has a feature fireplace with gas fire and a bay window to rear and double doors leading into the study.

To the first floor is a galleried landing leading to 5 bedrooms & family bathroom. The large master bedroom has an ensuite and views over the garden.

Outside there is a super garden to the rear which is a good size and mainly laid to lawn with a large brick patio and access via both sides to the front where the in and out drive provides plenty of parking.

## 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).







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