



9 Tudeley Lane, Tonbridge, TN9 2JN

Guide Price £850,000 - £900,000

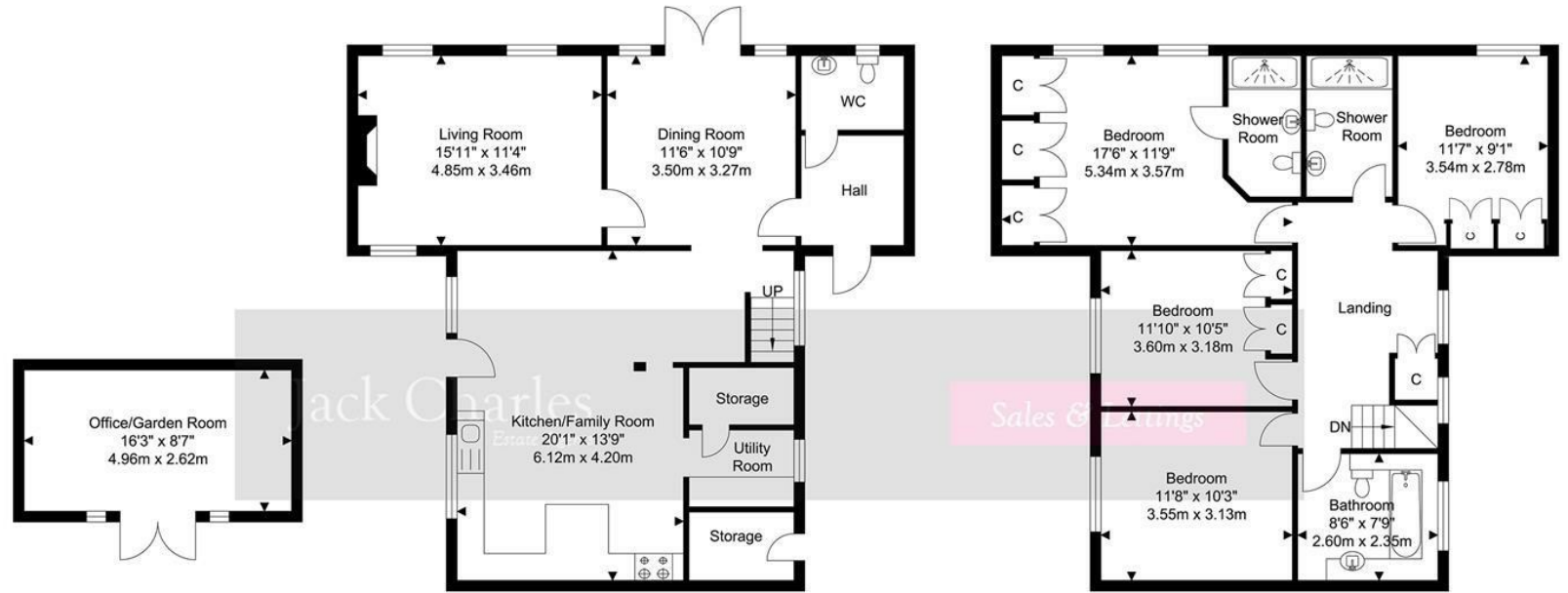
Jack Charles
Estate Agents

Sales & Lettings

9 Tudeley Lane, Tonbridge,
TN9 2JN

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.

- Detached Family Home
- Four Double Bedrooms
- Three Bathrooms
- Openplan Kitchen / Family Room
- Sitting Room
- Dining Room
- Cloakroom / WC
- Wonderful Gardens
- Home Office / Studio
- Double Car Barn & 4 Car Parking



Outbuilding
Approximate Floor Area
139.93 SQ.FT.
(13.00 SQ.M.)

Ground Floor
Approximate Floor Area
802.12 SQ.FT.
(74.52 SQ.M.)

First Floor
Approximate Floor Area
802.12 SQ.FT.
(74.52 SQ.M.)

TOTAL APPROX FLOOR AREA 1744.18 SQ.FT. (162.04 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to offer this stunning period home offering much charm and character throughout. The property is situated to the south of Tonbridge and offers light bright and spacious accommodation that comprises from a delightful open plan kitchen / family room with a utility room situated just off. The family room is open with the stairs and has a square arch leading through to the dining room which has doors to the outside, sitting room and inner lobby that gives access out to the side courtyard and a cloakroom. The sitting room is very cosy over looking the rear garden and front and has a gas stove.

To the first floor the master bedroom has vaulted ceilings, built in wardrobes and an ensuite shower room, there are three further double bedrooms and a separate family shower room / WC and a separate family bathroom. Outside there are delightful gardens which provide a pave terrace, circular lawn and extensive flower and shrub borders with attractive mature trees and plants. There is a home office / studio at the end of the garden which is attached to a double car barn that can be accessed via a rear gate giving leading to the parking area at the front of the open bay double car barn and has parking for 4 cars.

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 well-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		
(81-91) B		
(69-80) C		
(55-68) D	56	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







