



Kerromoor Higham Lane, Tonbridge, Kent, TN11 9QP

Jack Charles
Estate Agents

Guide Price £1,195,000 - £1,295,000

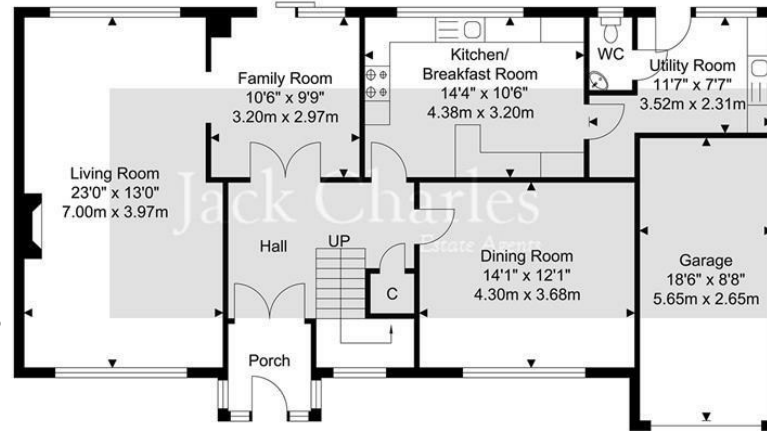
Jack Charles
Estate Agents

Sales & Lettings

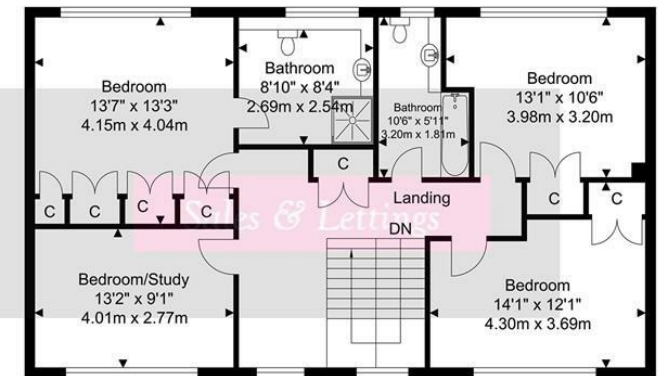
Kerromoor Higham Lane,
Tonbridge, Kent, TN11 9QP

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.

- Rare Opportunity - Unique Home and Land
- 4 Bed Detached Family Home
- Sweeping Driveway and Garage
- Spacious Lounge with High Ceilings and Fireplace
- Contemporary Kitchen and Boot Room / Utility
- Gallery Landing and Incredible Views
- Master Bedroom with Large Ensuite
- Spacious Double Bedrooms
- Impressive Gardens to the front and further Garden and Land to the rear
- Close to Local Shops, Town amenities and MLS



Ground Floor
Approximate Floor Area
1171.43 SQ.FT.
(108.83 SQ.M.)



First Floor
Approximate Floor Area
918.48 SQ.FT.
(85.33 SQ.M.)

TOTAL APPROX FLOOR AREA 2089.92 SQ.FT. (194.16 SQ. M.)
For Identification Purposes Only.

Jack Charles
Estate Agents

Sales & Lettings

Castle Lodge
Castle Street, Tonbridge
Kent, TN9 1BH
Tel: (01732) 75 75 80
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

Jack Charles is delighted to be appointed as sole agents for the sale of this unique detached family home, situated off Higham Lane in Tonbridge and marketed with a Guide Price of £1.195m - £1.295m.

'Kerromoor' was built in the early 70's replacing a bungalow on a plot of circa 1 acre and surrounded by Kent farmland. The property has an impressive sweeping drive leading to the front of the property. The House is entered through a cloak room area into a spacious lobby, leading onto a open area at the rear of the property which has been both a play space and reading zone over the years, with patio doors to the south east facing garden. The main living room is an impressive space with smart fireplace and high ceilings. The ground floor also boasts a separate formal dining room and contemporary Kitchen with breakfast bar. This space leads through to a bright boot room with separate WC and rear access to the patio and garden.

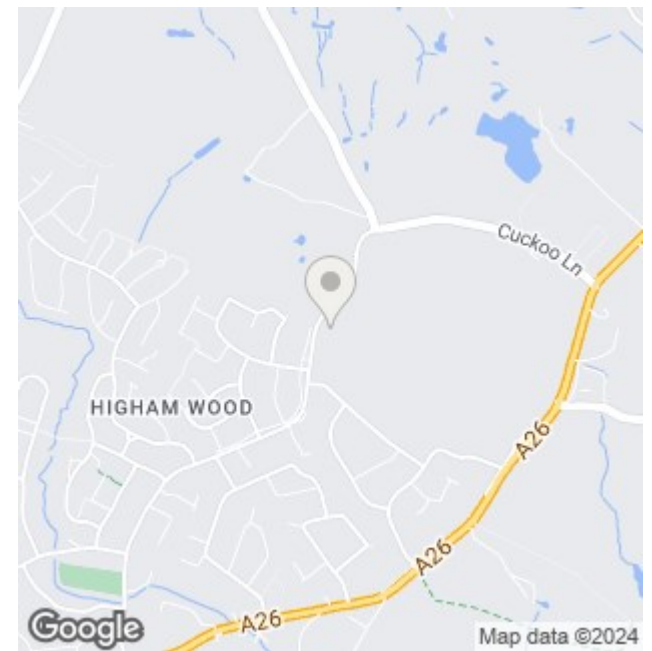
From the centre of the house there is a wide staircase leading up to a spacious galleried landing, which has a further reading area beside the Bedroom 4, which has been repurposed as a smart family study and gym. The master bedroom is positioned at the rear of the property and incorporates a large en-suite bathroom with walk in shower, Both the Master bedroom and Bedroom 2 benefit from stunning views of the gardens and surrounding farmland. Between the two is a family bathroom and Bedroom 3 provide a further double bedroom at the front of the property.

Externally and to the rear of the property there is a large patio area leading onto gardens that are predominantly laid to lawn, with mature shrubbery along the boundary along with impressive mature trees throughout the plot. There is a gated entrance to the side of the property.

'Kerromoor' offers a rare blend of country living but with proximity to an impressive town, with its parks, lakes, castle and mainline access to London within 33 minutes. Private viewings are highly recommended.

Tonbridge

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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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			86
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







