



31 Dry Hill Park Road, Tonbridge, TN10 3BU

Jack Charles  
Estate Agents

Asking price £1,750,000

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Sales & Lettings



**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.

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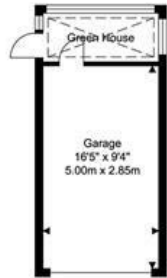
**Sales & Lettings**

6 London Road  
Tonbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

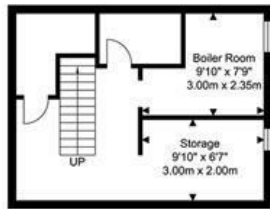
191 High Street  
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Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
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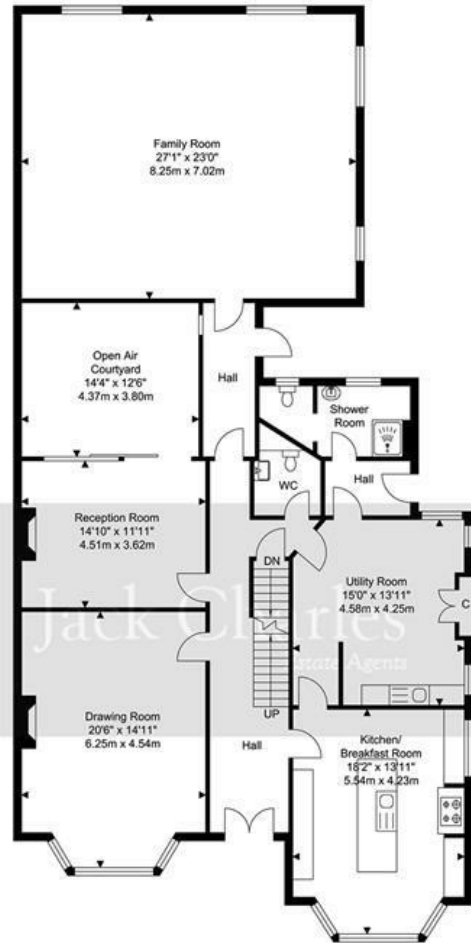
- Impressive Substantial Family Home
- Six Bedrooms & Four Bathrooms
- Two Bedroom Top Floor Apartment
- Stunning Original Features
- Three Large Reception Areas
- Neptune Kitchen & Large Laundry Room
- Cellar
- Internal Courtyard Garden
- Garage, Parking & Gardens
- Highly Desirable Residential Road



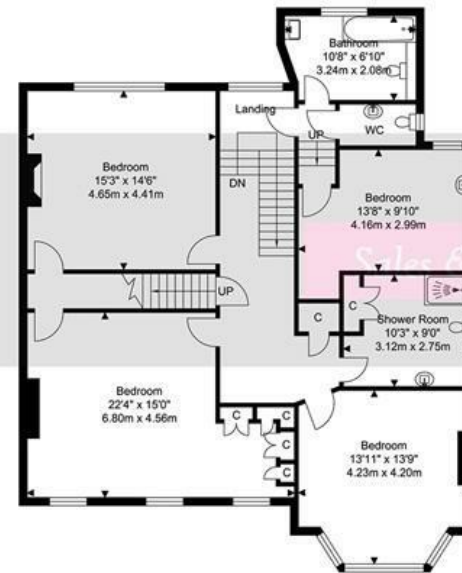
Outbuilding  
Approximate Floor Area  
193.21 SQ.FT.  
(17.95 SQ.M.)



Basement  
Approximate Floor Area  
303.97 SQ.FT.  
(28.24 SQ.M.)



Ground Floor  
Approximate Floor Area  
2130.39 SQ.FT.  
(197.92 SQ.M.)



First Floor  
Approximate Floor Area  
1278.75 SQ.FT.  
(118.80 SQ.M.)



Second Floor  
Approximate Floor Area  
1128.27 SQ.FT.  
(104.82 SQ.M.)

**TOTAL APPROX FLOOR AREA 5034.60 SQ.FT. (467.73 SQ. M.)**  
For Identification Purposes Only.



**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 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 magnificent family home situated in arguably one of the most desirable roads in Tonbridge.

The property offers superb versatility with a variety of reception rooms and is currently arranged over three floors plus a cellar, and includes a semi self-contained top floor two bedroom apartment accessed via the first floor landing.

This imposing home has a beautiful arched doorway leading to an impressive entrance hall. This has doors to all the principle reception rooms, some of which have door top pediments adding to the charm of the property, along with Victorian corning. There are further doors to the cellar, cloakroom/WC, laundry room and the outside. The stairs have panelled sides and there is Karndean flooring. The kitchen has a double aspect and was designed by Neptune. There is a range of units in keeping with the property's age incorporating cupboards, drawers and a built-in larder, granite worktops and a matching central island. There is a double oven range, a separate oven and built in microwave, integrated dishwasher and fridge freezer. The kitchen is also serviced by a very large laundry room which is of the same design, with butler sink and granite worktop. This room also has a section providing space and plumbing for a washing machine and tumble dryer. Doors lead to the main entrance hall and a lobby, which in turn leads to a shower/dog washroom and the outside.

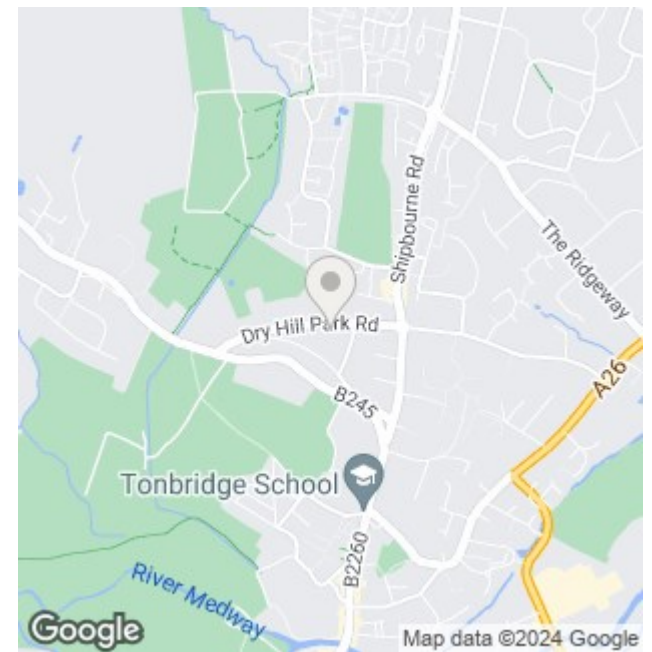
The drawing room is to the front and has a stunning marble feature fireplace, a bay window to the front and could double up nicely as a formal dining room. In the centre of the house is a third reception room, ideal as an office or second sitting room and has doors that lead out to its own private courtyard. At the very rear of the property is a substantial family room, perfect for entertaining. This has the potential to be modified and perhaps have bi-folding doors leading out to the rear garden.

To the first floor there is a half landing with a beautiful stained glass window and a door leading to a small inner hall which in turn leads to a bedroom, separate WC and a bathroom. The main landing has doors to three further very large bedrooms serviced by a large family shower room. Here there is another door leading to the top floor where there is a semi self-contained flat with its own landing, L shaped living room, kitchen/dining room, two double bedrooms, separate WC and a family bathroom with walk in access to the eaves storage.

Outside there is a driveway to the side leading to a detached garage at the very rear of the garden. There is parking for several cars. The rear garden has a decked seating area, raised borders, an area of lawn with raised vegetable borders, potting shed and a greenhouse. The front garden is also laid to lawn and sits behind mature hedging with paved steps and a path leading to the front entrance.

## 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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a 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 range 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC













