



Redwood, 1 Pinnacles Close, Shipbourne Road, Tonbridge, Kent, TN10 3EL

Guide Price £840,000 - £860,000

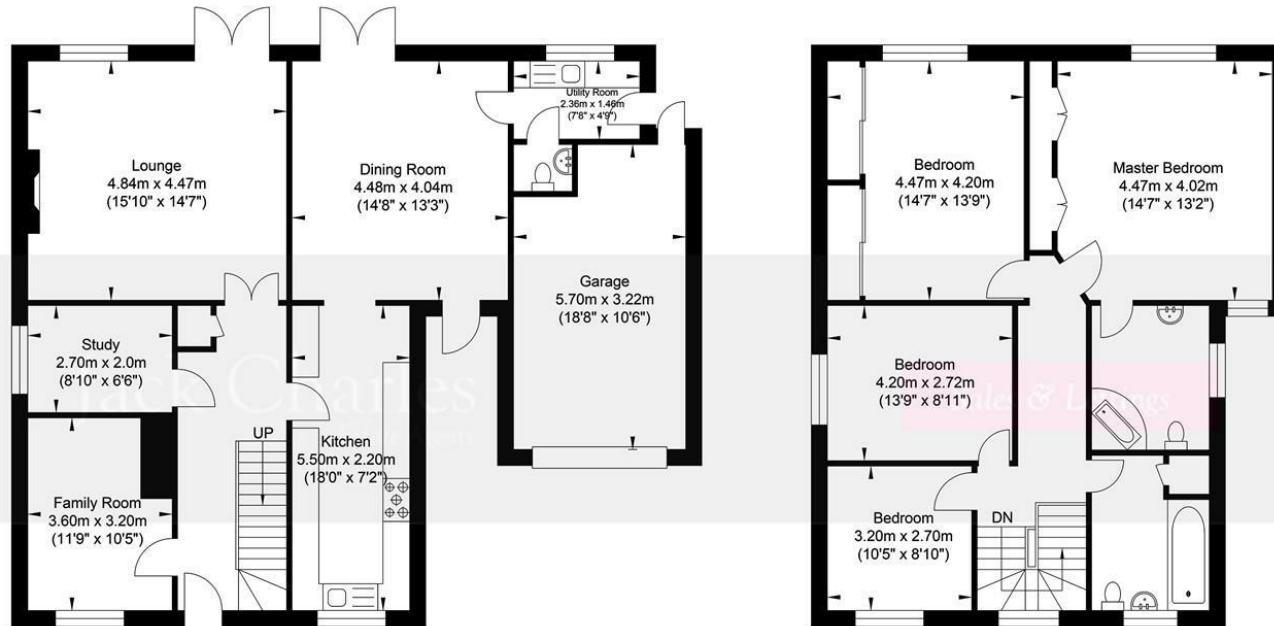
Jack Charles  
Estate Agents

Sales & Lettings

- Guide £840,000 - £860,000
- Ensuite & Family Bathroom
- Wide Garage
- Deceptively Spacious
- Four Reception Rooms
- South Facing Garden
- Four Double Bedrooms
- Kitchen
- Popular Location Tucked Away

**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.

## Pinnacles Close, Tonbridge



Ground Floor  
Approximate Floor Area  
1070.0 sq ft  
(99.40 sq m)

First Floor  
Approximate Floor Area  
790.0 sq ft  
(73.40 sq m)



Approximate Gross Internal Area = 172.80 sq m / 1860.0 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(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	

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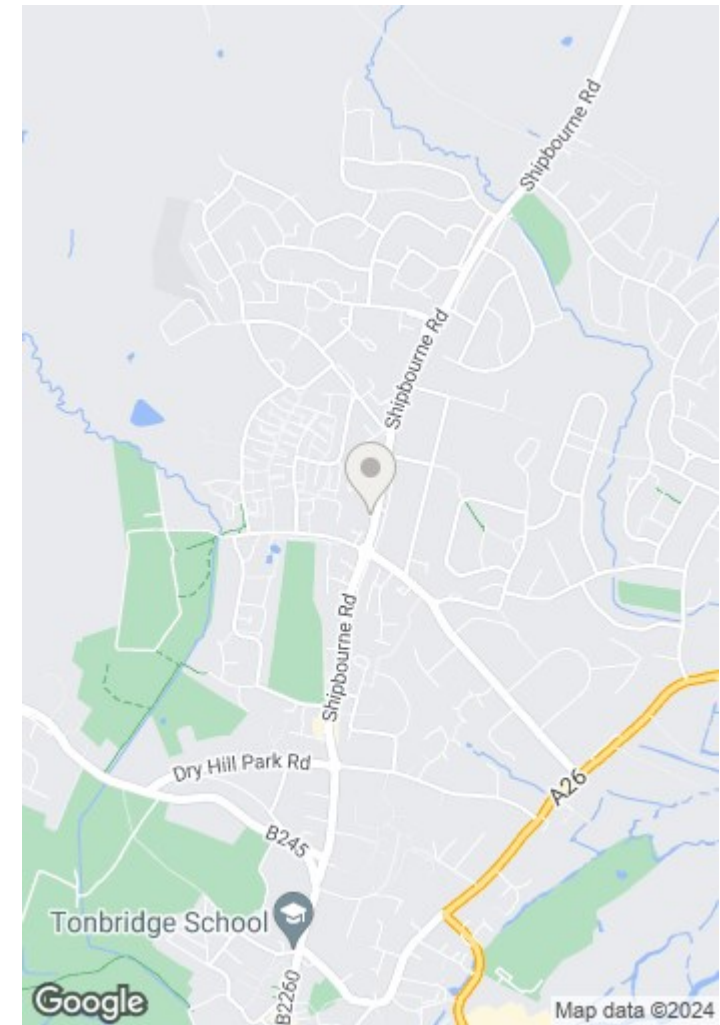
## To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this wonderful, deceptively spacious and extended four bedroom detached family home located in its own private close to the North of Tonbridge. The property has a vast amount of flexibility comprising from four receptions rooms which include a lounge, dining room, study and family room. To the ground floor is also a kitchen separate utility room and downstairs WC. The owners have also sought planning permission to open up the dining room into part of the garage and utility room to create a stunning open plan kitchen / family room.

To the first floor there are four double bedrooms and a family bathroom, a good sized master bedroom with a very generous En-suite. Outside the property has its own block paved drive leading to the front of the property and garage and provides ample parking. To the rear there is a newly landscaped garden with a paved terrace, large lawn with attractive flower and shrub borders. There is also space and power for Hot Tub. The garage is also a good size and has power and light. Viewings are recommended.

## 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).





**Jack Charles**  
Estate Agents

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