



12 Rochester Road, Tonbridge, TN10 4NU

Asking price £1,195,000

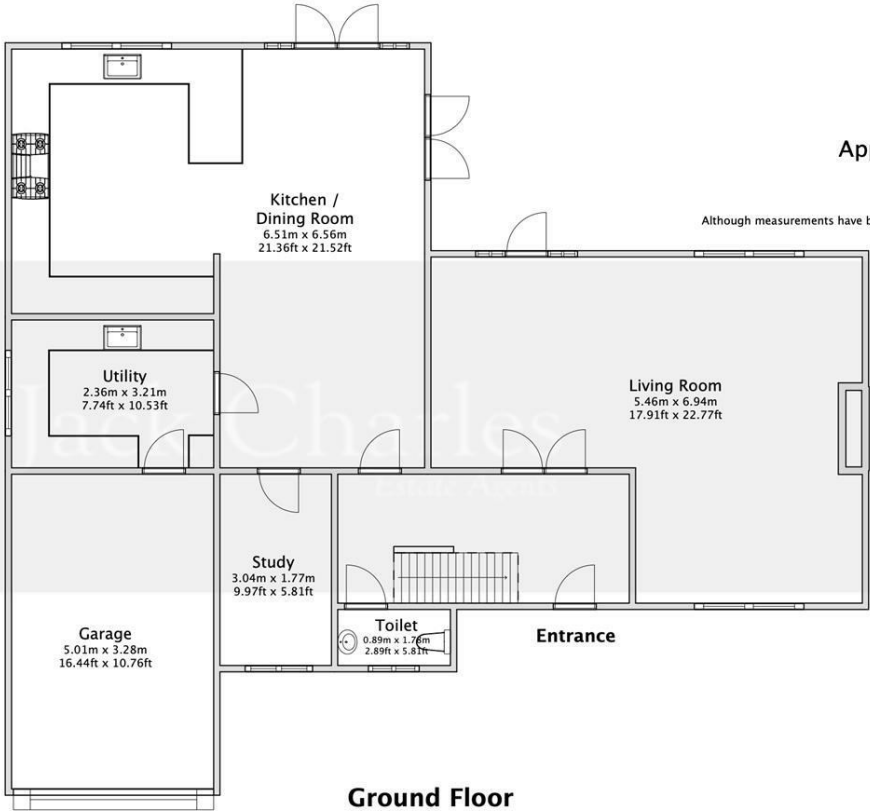
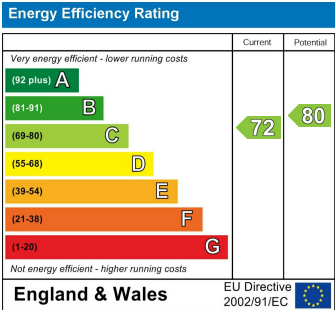
Jack Charles  
Estate Agents

Sales & Lettings

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**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.

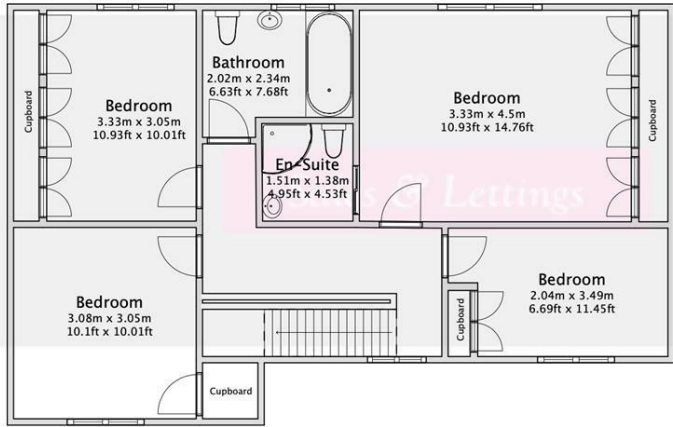
- Detached Family Home
- Four Bedrooms
- Ensuite & Family Bathroom
- Stunning Kitchen / Family Room
- L Shaped Lounge
- Study
- Utility Room
- Beautiful Gardens
- Driveway & Garage
- Highly Desirable Road



**12 Rochester Road**

Approximate total internal area:  
151.77m<sup>2</sup> ( 1633.64sqft)

Approximate total internal area inc Garage:  
168.20m<sup>2</sup> ( 1810sqft)



**Jack Charles**  
Estate Agents

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## To Be Sold

Jack Charles are delighted to offer for sale a rare opportunity to purchase this beautifully improved four bedroom detached family home forming part of a quiet cul de sac in a sought after location just off The Ridgeway.

Properties seldom come to the market on this road given how few homes there are and this property not only benefits from well appointed accommodation but also offers great scope to extend even further. Internally it comprises entrance hall with a oak & glass stair case, cloakroom/WC, there is a L shaped sitting room with parquet flooring and open fire place, and space for a grand piano, just off the kitchen is a useful study and utility room with access to the garage. But the heart of this magnificent home is a stunning open plan kitchen / dining /family room that has been recently fitted.

To the first floor there is a master bedroom with en suite shower room, three further bedrooms and a well appointed family bathroom. Outside a particular feature if this wonderful home is the large rear garden which has been well maintained offering a variety of colour through the year with its well stocked borders, there is a green house and shed, there is also a large terrace under a pergola with a climbing vine. To the front is a driveway for several cars and a garage.

## 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 High Street stores, 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).

