



5 The Ridgeway, Tonbridge, TN10 4NQ

Guide Price £1,300,000 - £1,400,000

Jack Charles  
Estate Agents

Sales & Lettings

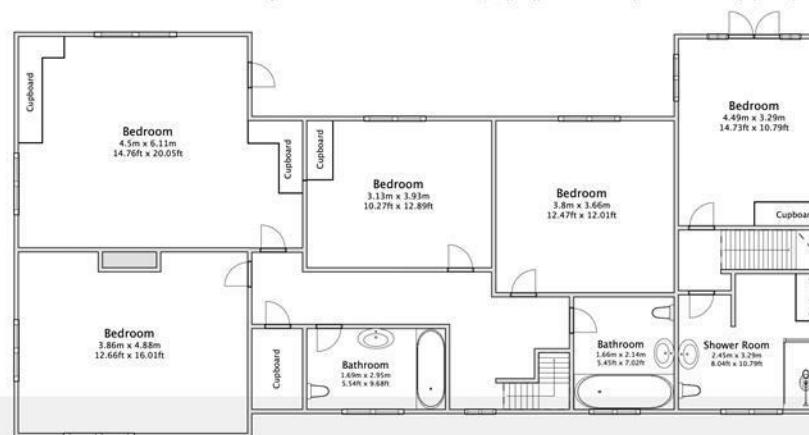
- 4 bed extended detached home
- 2 bedroom, 2-storey annexe
- Ideal for large families or multi generational living
- 4 spacious reception rooms
- 4 modern bathrooms
- Private garden with home studio/office
- Detached garage
- Ample parking
- Sought after road
- Viewing recommended

## 5 The Ridgeway

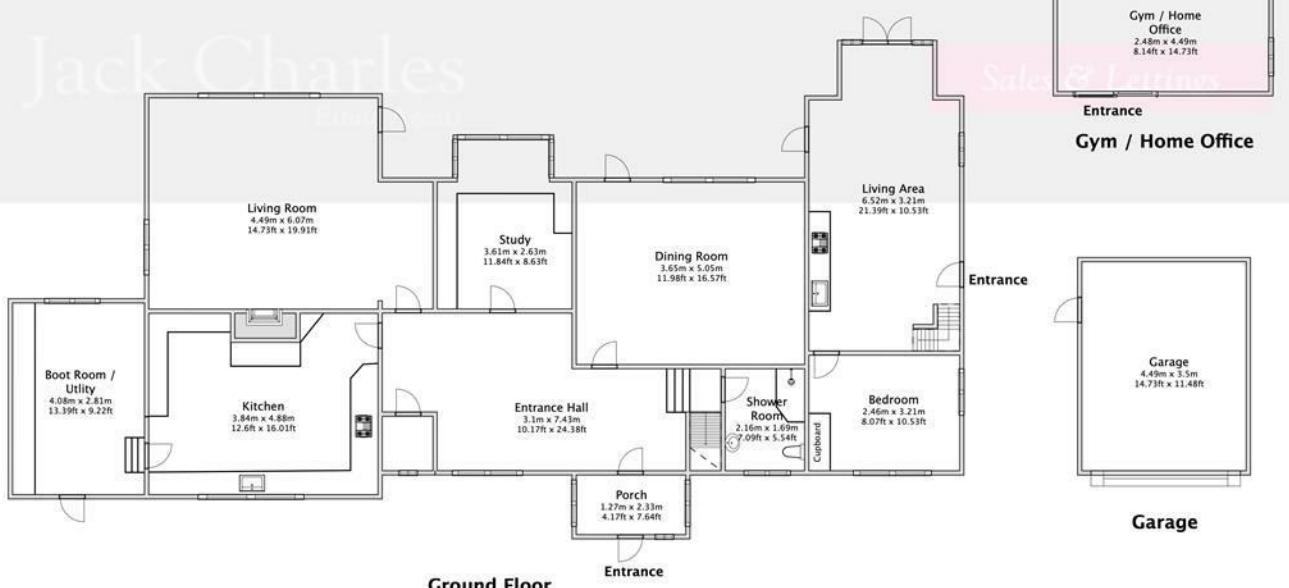
Approximate total internal area:  
260.75m<sup>2</sup> ( 2806.69sqft)

Approximate total internal area inc Home Office & Garage:  
287.61m<sup>2</sup> ( 3095.81sqft)

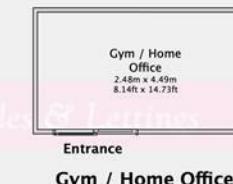
Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



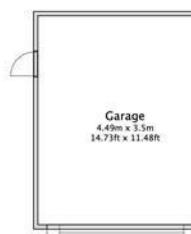
First Floor



Ground Floor



Gym / Home Office



Garage

Jack Charles  
Estate Agents

Sales & Lettings

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

191 High Street  
Tonbridge  
Kent TN9 1BX  
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

Nestled in the desirable location of The Ridgeway, this impressive detached house offers a perfect blend of space and comfort, making it an ideal home for families. The property boasts an extended layout, featuring four well-appointed bedrooms in the main house, complemented by an adjoining two-storey annexe with an additional two bedrooms. This unique arrangement is perfect for those seeking multi-generational living solutions.

Upon entering, you will be greeted by a variety of spacious reception rooms, providing ample space for relaxation and entertaining. The well-presented interiors have been thoughtfully designed to create a warm and inviting atmosphere throughout. The property also includes three modern bathrooms plus another bathroom in the annexe, ensuring convenience for all residents. The annexe also benefits for its own side entrance and an open plan kitchen / living room.

Outside, the charming garden offers a delightful space for outdoor activities and relaxation, while the detached garage provides additional storage or workshop options or additional parking to the driveway, making it easy for family and guests to visit.

Situated on one of the most sought after roads in Tonbridge, this home is not only perfect for family life, but also conveniently located near local amenities, popular schools, and transport links ideal for those that commute. This property truly represents a rare opportunity to acquire a versatile family home in a prime location. Don't miss the chance to make this exceptional house your new home.

## 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).

