



5 The Ridgeway, Tonbridge, TN10 4NQ

Guide Price £1,300,000 - £1,400,000

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.

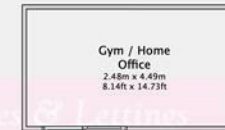
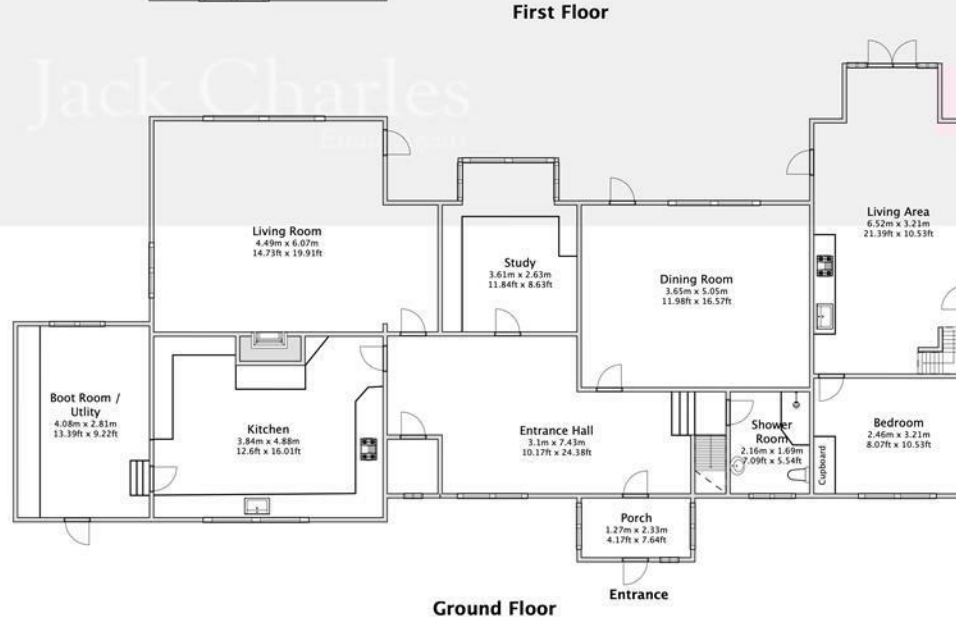
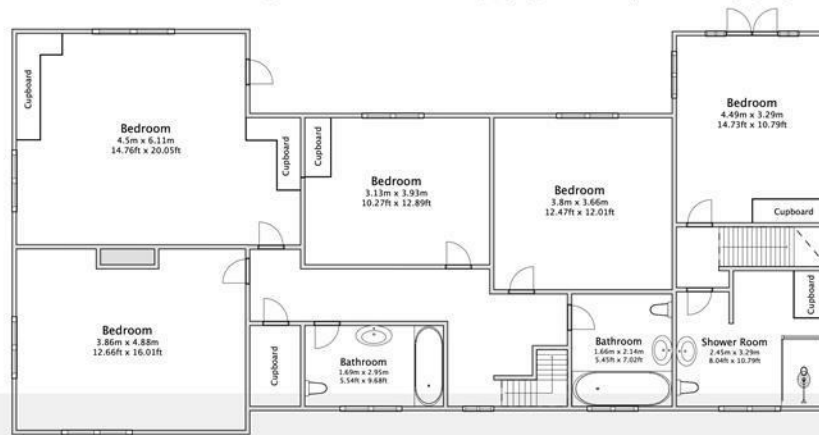
- 4 bed extended detached home
- 2 bedroom, 2-storey annexe
- Ideal for large families or multi generational living
- 4 spacious reception rooms
- 4 modern bathrooms
- Private garden with home studio/office
- Detached garage
- Ample parking
- Sought after road
- Viewing recommended

5 The Ridgeway

Approximate total internal area:
260.75m² (2806.69sqft)

Approximate total internal area inc Home Office & Garage:
287.61m² (3095.81sqft)

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



Entrance
Gym / Home Office



Garage

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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.

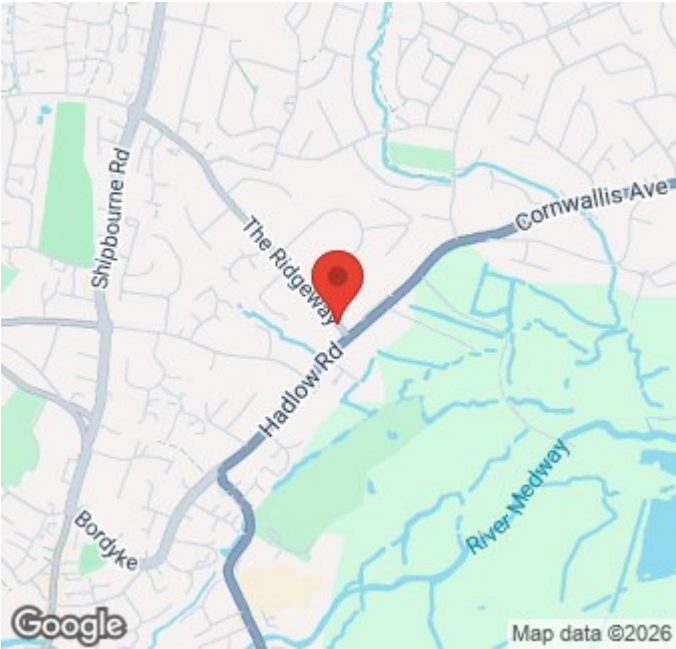
Upon entering, you will be greeted by a variety of spacious reception rooms, providing ample space for relaxation and entertaining. The well-presented interiors have been thoughtfully designed to create a warm and inviting atmosphere throughout. The property also includes three modern bathrooms plus 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).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







