



18 Bordyke, Tonbridge, TN9 1NW

Guide Price £1,095,000 - £1,145,000

Jack Charles
Estate Agents

Sales & Lettings

18 Bordyke,
Tonbridge,
TN9 1NW

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.

- Imposing Victorian Home
- Five Bedrooms
- Two Bathrooms
- Sitting Room
- Study / 3rd Reception Room
- Dining Room
- Kitchen
- Walled Garden
- Ample Parking & Garage
- Close To The High Street & MLS



Garage



Lower Ground Floor

Ground Floor

First Floor

Second Floor

House Approx. Internal Floor Area 2162 sq. ft / 200.86 sq. m
Garage Approx. Internal Floor Area 116 sq. ft / 10.78 sq. m

Every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items and approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To Be Sold

Jack Charles are delighted to offer for sale this imposing Victorian home dating from approximately 1846. The property is extremely well-presented throughout with a wealth of period features including deep skirtings, decorative coving and period fireplaces. The house offers spacious and versatile accommodation over 4 floors.

There are impressive period stone steps leading up to the front door which opens into a bright entrance hall which provides access to the family/second reception room which is to the rear, and an elegant sitting room to the front with sash windows and an open fire with marble surround. A spacious boot room and door to the rear garden completes the ground floor.

Stairs lead down from the entrance hall to the lower ground floor where the lobby leads to a shower room/w.c and dining room. The dining room is a beautiful room with an aspect over the front garden, door to the cellar and a square archway leading through to the kitchen which is fitted with a comprehensive range of attractive units with granite work surfaces, inset sink, gas range and space for dishwasher. There is a door to the rear garden and a utility room with space for appliances.

To the first floor is a mezzanine level with a w.c., the staircase leads to the main landing with doors to a well-proportioned master bedroom to the front and a guest bedroom to the rear. The family bathroom is a delightful feature with freestanding roll top bath and rainfall shower with Victorian style circular shower curtain.

To the second floor there is another mezzanine level with further w.c. and three further bedrooms, two with fireplaces, and access to loft storage.

Outside the property is approached via an attractive block paved driveway providing parking for 2/3 cars. A gate leads through to a walled rear garden landscaped to lawn which is a lovely feature. There are extensive flower and shrub borders including an attractive climbing wisteria and second seating area at the very rear which offers a good degree of privacy. A brick paved patio which is in keeping with the driveway leads to a detached garage with power and light.

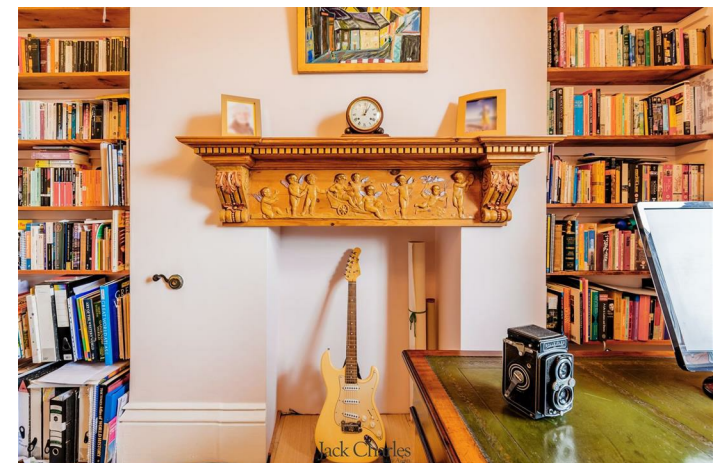
To the front is a lovely garden with an array of colour and stone steps leading to the front entrance door which is surrounded by stone quoins. Viewings are recommended.

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 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		77
(55-68) D	56	
(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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