



8 Stair Road, Tonbridge, TN10 4HB

£1,350,000 - £1,400,000

Jack Charles
Estate Agents

Sales & Lettings

8 Stair Road, Tonbridge, TN10 4HB

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.

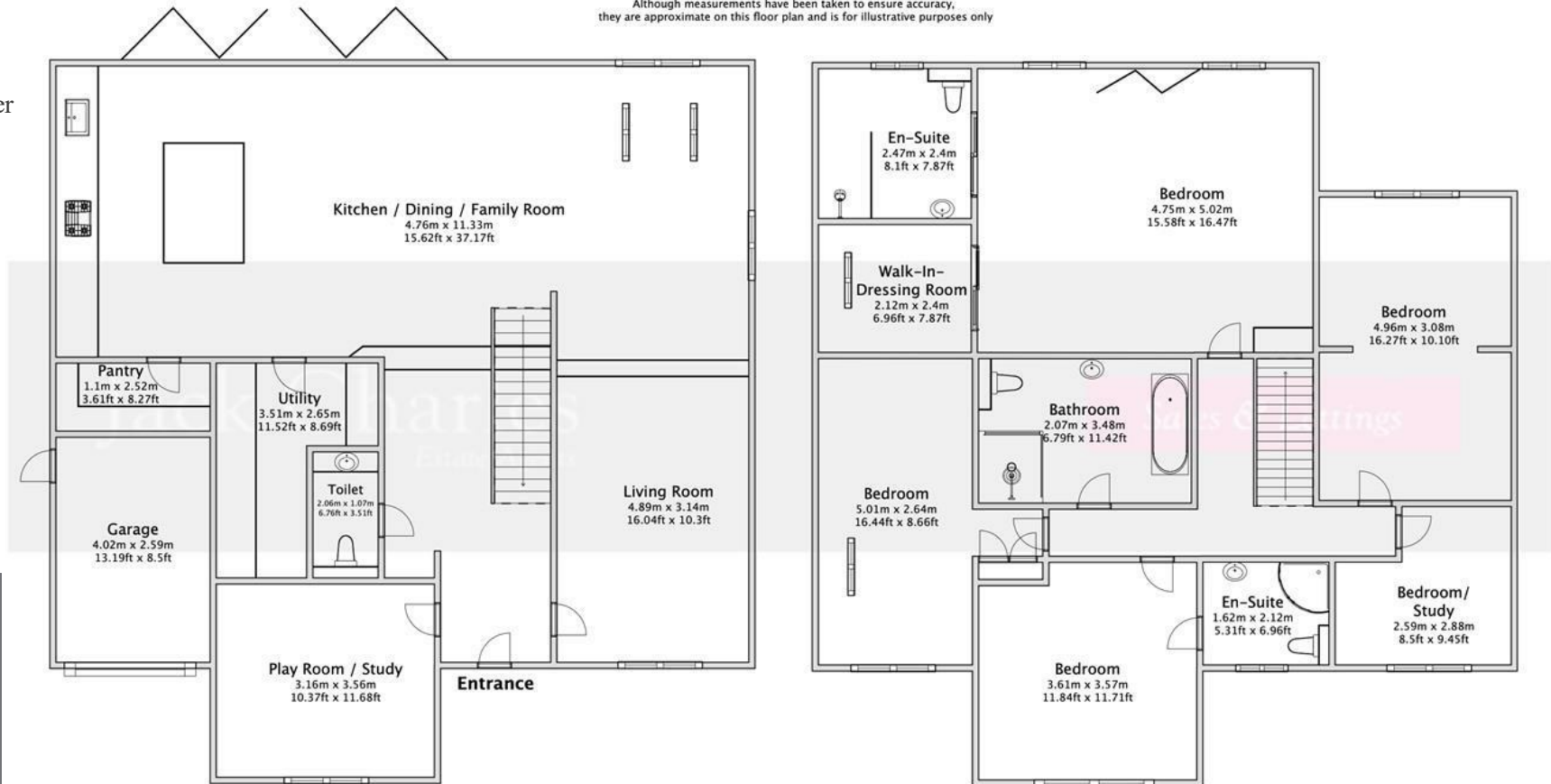
- Stunning Detached Family Home
- Five Bedrooms, Three Bathrooms
- Stylish Open Plan Living Room / Dining / Kitchen
- Magnificent Glazed Vaulted Master bedroom With Views
- Large Garden Backing Onto Farmland
- Sitting Room
- Play Room
- Utility Room & Walk in Larder
- Garage & Parking
- Highly Desirable Location

8 Stair Road

Approximate total internal area:
223.58m² (2406.6sqft)

Approximate total internal area inc Garage:
233.99m² (2518.65sqft)

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



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To Be Sold
Situating on the sought after Stair Road is this stunning five-bedroom detached house, which offers a perfect blend of modern living and serene countryside charm. This wonderful property is an exceptional opportunity for those seeking a spacious family home.

You enter the property into a lovely, spacious hall, which has stylish open tread stairs and a step down to the most magnificent open plan family room which is the heart of the home, designed for both relaxation and entertaining. The bifolding doors seamlessly connect the indoor space to the outdoor area, allowing natural light to flood in and offering breathtaking views of the surrounding farmland.

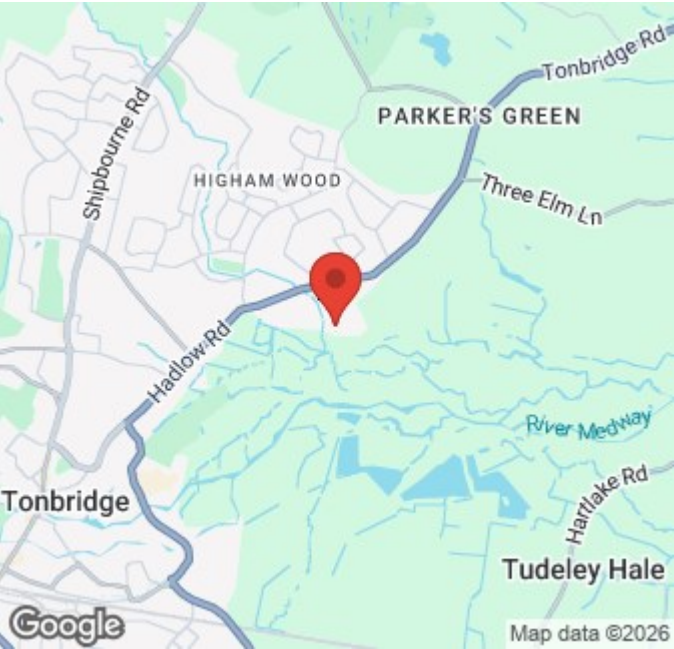
There are two further good sized reception areas and a cloakroom / wc. The bespoke kitchen offers an exceptional range of cabinetry, a central island, built in appliances and doors that lead to a larder and large utility room.

The property boasts five well-appointed bedrooms and three bathrooms, ensuring ample facilities for family and guests alike. Each bedroom is generously sized, providing comfort and privacy for all members of the household, bedroom 5 doubles up nicely as a study. The spectacular vaulted master suite is a true highlight, featuring far-reaching views that create a tranquil retreat at the end of the day and also benefits from a large walk in wardrobe and ensuite shower room.

Outside there is a super garden to the rear backing onto farmland. There is a large paved terrace adjacent to the house, surrounded by lawn, and a further private terrace at the very rear of the garden, next to the fields and stables beyond. To the front, the garden has been landscaped and has parking and access to the garage.

This home is not just a place to live; it is a lifestyle choice, offering the perfect setting for family gatherings and peaceful evenings. With its prime location and exquisite features, this property is a rare find in the Tonbridge area. Do not miss the chance to make this dream home your own.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









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