



Collier Street, Tonbridge, Kent, TN12 9RP
Offers In Excess Of £700,000



FABULOUS FOUR DOUBLE BEDROOM DETACHED HOME ON A 0.27 ACRE PLOT BACKING ONTO ORCHARDS

This exceptional family home is located in a sought-after setting on the outskirts of Marden and Yalding, offering a delightful blend of rural charm and modern convenience. The area features a variety of amenities, including a former Post Office charmingly converted into a café, excellent schools, and regular high-speed train services to London.

The property offers spacious and adaptable accommodation. On the ground floor, there is an inviting entrance hall leading to a generous kitchen-diner with views over the front garden. The large lounge features French doors that open onto the stunning rear garden, and a conservatory adds further living space. A handy ground-floor cloakroom completes the ground level.

Upstairs, there are four spacious double bedrooms. The main bedroom offers an en-suite bathroom with both a bathtub and separate shower, while the family bathroom serves the remaining bedrooms. A noteworthy feature is the expansive loft area, accessed via a door and stairs, which benefits from a window and is currently used for excellent storage.

Outside, the property offers ample parking with a driveway extending to the side and a detached garage with a pitched, peg-tiled roof. The beautifully landscaped garden features a variety of fruit trees, shrubs, and borders, all backing onto working orchards that provide stunning views. A well-appointed summer house with power and water currently serves as a studio, offering flexible use as a home office, salon, or children's play area.

With its superb location and generous living space, this home is sure to attract considerable interest. Don't miss out—contact Page and Wells Loose Office today to arrange a viewing.



ON THE GROUND FLOOR

Entrance Hall

Kitch/Diner 21'0 x 18'3 (6.40m x 5.56m)

Lounge 24'3 x 20'4 (7.39m x 6.20m)

Conservatory 11'11 x 10'4 (3.63m x 3.15m)

Cloakroom

TO THE FIRST FLOOR

Landing

Bedroom 1 13'7 x 12'2 (4.14m x 3.71m)

Ensuite

Bedroom 2 12'2 x 10'5 (3.71m x 3.18m)

Bedroom 3 12'3 x 9'7 (3.73m x 2.92m)

Bedroom 4 12'2 x 10'5 (3.71m x 3.18m)

Family Bathroom

EXTERNALLY

Driveway to Front

Garage 17'3 x 10'6 (5.26m x 3.20m)

Summer House 17'9 x 13'7 (5.41m x 4.14m)

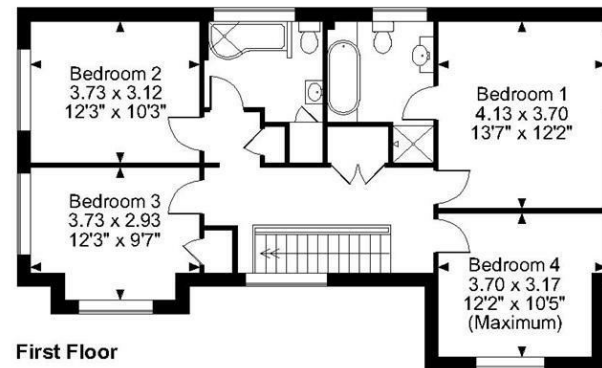
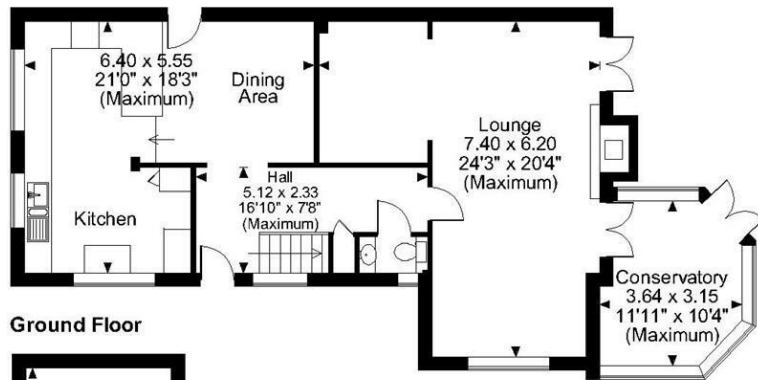
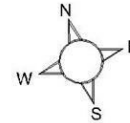
Fabulous Gardens onto Orchards

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Ravensdale, CollierStreet, Tonbridge, Kent
 Approximate Gross Internal Area
 Main House = 1768 Sq Ft/164 Sq M
 Garage = 182 Sq Ft/17 Sq M
 Summer House = 241 Sq Ft/22 Sq M
 Total = 2191 Sq Ft/203 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.
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