



55 The Ridgeway  
Tonbridge | Kent | TN10 4NJ

FINE & COUNTRY





# Step inside

55 The Ridgeway

Located in one of the most prestigious areas of Tonbridge is this impressive detached five bedroom family home. It is set back from the road and accessed via a large block paved in-and-out carriage driveway surrounding a small lawn and bordered by beautifully clipped hedging. Sweeping in through the entrance you see the property for the first time and, with its mellow brickwork, cream and black elevations and charming pitched roof porch, has delightful external appeal.

The front door opens into a good sized vestibule with a contemporary cloakroom and a glazed door to the delightful entrance hall. This has a raft of fitted book shelves and a fascinating staircase to the first floor incorporating a patterned wrought iron and wood bannister as well as access to the flexible ground floor accommodation. There is a large room that could be used as another bedroom if needed or make an excellent office for anyone who works from home as it is just inside the house with easy access to the downstairs cloakroom. Alternatively it would make a great playroom for children to enjoy their own independent space.

The kitchen has a larder and plenty of shaker style wood units housing a gas hob, double oven and stand-alone appliances plus a door to a side covered porch and the boiler room. The kitchen also has open access to the attractive dining room. Here family and friends can enjoy sitting down to a meal as there is a very wide archway to the impressive conservatory providing a light and bright open plan feel and views across the lovely garden. The large Victorian style conservatory includes UV film on the roof and makes an ideal additional seating and dining area.

The elegant sitting room has a large bay window providing plenty of natural light as well as an attractive fireplace with a gas fire as a focal point. There are also double doors to a charming study that is an ideal spot if you want a quiet read or somewhere for the kids to do their homework and play computer games.

On the first floor galleried landing there is an airing cupboard and access to a family bathroom with a bath and separate shower as well as five bedrooms with fitted cupboards including three doubles and two singles. The master also has an en suite bathroom and views over the lovely large garden.

Outside there is a very spacious rear terrace where you can enjoy sitting in the sunshine as well as hosting barbecues and al fresco dining. This leads to a lawn large enough for the kids to play football and is surrounded by impressive shrub beds and high hedge borders providing security and privacy. There is also a garden storage shed and a potting shed.



# Seller Insight



*We moved here some 22 years ago as we wanted somewhere with plenty of space to provide a wonderful family home for our four children but our circumstances have changed so we feel it is now time to pass the baton on to new owners.*

*The house is very conveniently located as we are easily accessible to the M20/M25 and A26/A21 but at the same time we are not far from the countryside and the river for walks with the dog.*

*We are equally close to the historic Tonbridge town centre with its Norman castle built in the 13th century on the banks of the River Medway. This adjoins Tonbridge Park with its swimming pool, tennis courts, miniature railway, putting green and children's play area as well as pitches for football, baseball and cricket. There is a mainline station that is a junction for two railway lines so it is easy to take a train to places in Sussex, Kent and London where trains to London Bridge take about half an hour or 42 minutes to Charing Cross while the house sits centrally between two bus routes which go to schools in Tunbridge Wells, Sevenoaks and Hadlow as well as Tonbridge so children can safely go to school independently.*

*The vibrant town includes a plethora of independent shops, hair and beauty salons together with numerous bars, restaurants and cafes plus retail outlets on the outskirts of the town. There are excellent educational facilities with a number of primary schools, several Outstanding grammar schools with specialist status including performing arts, maths and ICT, music and sports. Tonbridge Angels (a team in the national league south) have their football stadium a 10 minute walk away at Longmead Stadium so it's easy to spend a Saturday/Sunday afternoons watching matches as a family. Junior cricket and football teams train nearby at Longmead Stadium and is a great way for children to participate in sporting activities locally.*

*There is also the West Kent College of further education and a small University of Kent campus as well as the famous independent Tonbridge School founded in 1553. This provides a leisure club with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself has golf, football, rugby, tennis, bowls and cricket clubs. Golfing aficionados can practice their game at the Tonbridge Golf Centre and play at the nearby Pault Wood golf club, horse enthusiasts can enjoy their sport at the Riding Farm Equestrian Centre and there is boating and angling on the River Medway and surrounding lakes.\*\**

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







### Travel Information

By Road:	
Tonbridge Station	1.5 miles
Tunbridge Wells	6.2 miles
Sevenoaks	7.6 miles
Dover Docks	57.5 miles
Channel Tunnel	46.7 miles
Gatwick Airport	30.5 miles
Charing Cross	40.9 miles

By Train from Tonbridge	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins
Hastings	48 mins

### Healthcare

Warders Medical Centre	01732 770088
Trenchwood Medical Centre	01732 352784
Tonbridge Medical Group	01732 352907

### Leisure Clubs & Facilities

Leisure Clubs and Facilities	01732 304111
Tonbridge School Centre	01732 356403
Cowdrey Cricket Club	07956 311273
Tonbridge Tennis Club	01732 353281
Tonbridge Golf Centre	01732 364039
Poult Wood Golf Club	01732 358528
Tonbridge Bowling Club	07813 259167
Tonbridge Town Sailing Club	07947557140
Tonbridge Angling Club	01732 838717
Riding Farm Equestrian Centre	

### Entertainment

EM Forster Theatre
Oast Theatre
The Angel Centre
Verdegris
Ela Bella

### Education

Slade Primary School	01732 350354
Long Mead Community	01732 350601
St Margaret Clitherow Catholic Primary	01732 358000
Bishop Chavasse	01732 676040
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Secondary Schools:	
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555

### Local Attractions/landmarks

Tonbridge Castle
Iron Train Bridge
Hayden Country Park
Tonbridge River Trips
Hever Castle
Knole House
Penshurst Place

### Ground Floor

Approx. 111.6 sq. metres (1201.0 sq. feet)



### First Floor

Approx. 86.2 sq. metres (928.3 sq. feet)



#### GROUND FLOOR

Entrance Porch	
Entrance Hall	10'5 x 10'0 (3.18m x 3.05m)
Downstairs Cloakroom	
Kitchen	14'0 x 11' (4.27m x 3.36m)
Dining Room	14'0 x 11'7 (4.27m x 3.53m)
Conservatory	15'0 x 14'7 (4.58m x 4.45m)
Living Room	18'6 (5.64m) x 12'10 (3.91m) narrowing to 11'9 (3.58m)
Study 1	10'10 x 6'11 (3.30m x 2.11m)
Study 2 / Playroom	10'10 x 9'9 (3.30m x 2.97m)
Store Room	7'10 x 4'6 (2.39m x 1.37m)
Boiler Room	

#### FIRST FLOOR

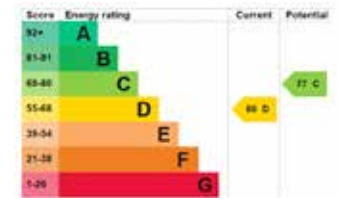
Landing	
Bedroom 1	12'11 x 12'7 (3.94m x 3.84m)
En Suite Bathroom	8'10 x 5'8 (2.69m x 1.73m)
Bedroom 2	14'0 x 10'1 (4.27m x 3.08m)
Bedroom 3	14'0 (4.27m) x 11'0 (3.36m) narrowing to 9'6 (2.90m)
Bedroom 4	11'4 x 7'3 (3.46m x 2.21m)
Bedroom 5	11'4 x 9'5 (3.46m x 2.87m)
Bathroom	9'10 x 6'0 (3.00m x 1.83m)

#### OUTSIDE

In and Out Driveway  
Rear Garden

£ 1,000,000

Council Tax: F  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 02.09.2024



Fine & Country  
Tel: +44 (0)1892 570267  
tunbridgewells@fineandcountry.com  
20 High Street, Tunbridge Wells, Kent TN1 1UX

