



The Drive
Tonbridge | Kent | TN9 2LR

FINE & COUNTRY





Step inside

The Drive

If you want to live in a location with first-class educational facilities, close to a mainline station and easy access to supermarkets and shops, this beautifully extended and refurbished detached family home could be the answer. Situated along a wide avenue in Tonbridge, it is close to good primary schools and Outstanding secondary and private schools and just a short stroll from the station where trains to London Bridge only take about half an hour.

This characterful property has charming kerb appeal with its varied roof lines and diamond pane windows and is set far back from the road with a spacious block paved forecourt bordered by high hedging. This provides off road parking for numerous vehicles and leads to the garage with internal access and the covered porch.

The front door opens into a long hallway with mirrored storage cupboards and wood effect Amtico flooring that flows throughout the ground floor. There is a useful shower room and a spacious utility room with stand-alone laundry facilities and a door to the 'star of the show' – the 35ft kitchen/dining and family space. This awe-inspiring hub of the household includes underfloor heating and a total of eight bi-fold doors to the terrace and, when they are open, it gives you the feeling you are not only brining the outdoors inside but also appearing to double the size of the already very spacious room.

A large seating area adjacent to five of the bi fold doors offers lovely views over the garden and is an ideal spot to relax in front of the TV. While family and friends can enjoy sitting round the dining table enjoying a meal prepared in the impressive kitchen. This includes smart glossy flat fronted units with quartz worktops housing two Bosch built in ovens, a coffee machine and a microwave. There is also an integrated dishwasher, a fridge and freezer, a boiling water tap as wells as a large central island with a Whirlpool gas hob.

There is a door to the playroom/study that can also be accessed from the garage and, if you are looking for a little peace, you can wander into the charming 24ft sitting room with its angled fireplace you can cosy up to cool winter's evening and enjoy a quiet read or indulge in your favorite hobby.

Off the galleried landing on the first floor you will find four bedrooms including three doubles with ensuite facilities including the large dual aspect principal with delightful views over the garden. This has stand-alone bedroom furniture and an ensuite bathroom with underfloor heating, a bath and separate curved shower as well as a charming, curved vanity basin. Another double features fitted cupboards and an ensuite bathroom while the guest room has an ensuite shower.

For anyone who enjoys outdoor entertaining, the superb terrace that spans the width of the property is ideal for those summer parties and barbeques while the rest of the large and attractive garden includes a lawn where kids and pets can play bordered by shrub beds and trees. There are steps up to a covered loggia with a patio and a charming pathway to another seating area, so you can follow the sun all day and the whole garden is surrounded by high hedging and close board fencing.



Seller Insight

“ We chose this house because it is not only a charming home but also close to first class schools and a short walk to the station. We have thoroughly enjoyed extending and refurbishing the property and are very proud of the results and hope new owners will appreciate everything that has been done to create something really special.

We are also not far from the town centre where you will find a variety of independent shops, hair and beauty salons, theatres, bars and restaurants with additional retail outlets on the outskirts of the town and the Angel Leisure Centre with sports facilities plus a swimming pool with a children's lido.

As well as good primary schools we are close to the high achieving The Judd for boys and Tonbridge Grammar School for girls with specialist status including performing arts, math and ICT, music and sports – both of which are rated Outstanding by Ofsted. 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 1553. This provides the thriving EM Forster theatre and 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 includes Poult Wood golf club and the Tonbridge Golf Centre, football, rugby, tennis and cricket clubs. ”*

* 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

By Road:	
Tonbridge Station	0.4 miles
Tunbridge Wells	4.6 miles
Sevenoaks	8.5 miles
Dover Docks	59.8 miles
Channel Tunnel	47.7 miles
Gatwick Airport	26.3 miles
Charing Cross	42.2 miles
By Train from Tonbridge:	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins

Leisure Clubs & Facilities

Tonbridge School Centre	01732 304111
Cowdrey Cricket Club	01732 356403
Tonbridge Tennis Club	07956311273
Tonbridge Golf Centre	01732353281
Tonbridge Bowling Club	01732 358528
Tonbridge Town Sailing Club	07813259167

Healthcare

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

Education

Primary Schools	
Sussex Road Primary School	01732 352367
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 Girls Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Grammar)	01732 770880
Tonbridge School (independent)	01732 365555
Kent College	01892 820204

Entertainment

EM Forster Theatre (Tonbridge School)
Oast Theatre
The Angel Centre

Local Attractions / Landmarks

Tonbridge Castle
Haysden Country Park
Tonbridge River Trips
Knole Park
Penhurst Place
Hever Castle
The Riverhill Himalayan Gardens



GROUND FLOOR

Entrance Hall	
Kitchen/ dining / family room	35'4 x 19'10 (10.78m x 6.05m)
Living Room	24'2 (7.37m) x 12'0 (3.66m) narrowing to 9'10 (3.00m)
Play Room	8'2 x 7'1 (2.49m x 2.16m)
Utility Room	11'3 x 10'4 (3.43m x 3.15m)
Shower Room	

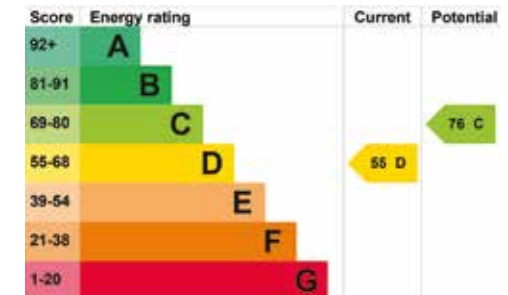
FIRST FLOOR

Bedroom 1	18'5 x 10'4 (5.62m x 3.15m)
En-suite Bathroom	8'0 x 6'11 (2.44m x 2.11m)
Bedroom 2	10'11 (3.33m) narrowing to 10'0 (3.05m) x 10'0 (3.05m)
En suite Bathroom	8'0 x 7'0 (2.44m x 2.14m)
Bedroom 3	0'11 x 10'0 (3.33m x 3.05m)
En-suite Bathroom	8'10 x 7'0 (2.69m x 2.14m)
Bedroom 4	8'0 x 7'10 (2.44m x 2.39m)

OUTSIDE

Driveway	
Single Garage	16'6 x 9'0 (5.03m x 2.75m)
Large Rear Garden	

Council Tax Band: F
Tenure: Freehold



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