



Higham Lane, Tonbridge, Kent, TN10 4BW

Guide Price £1,175,000 - £1,250,000

When experience counts...

est. 1828
bracketts

We are delighted to offer for sale this substantial detached property which is approx. 3000 sq ft, situated in a sought after road to the north of Tonbridge. This family home offers flexible accommodation from being a 5 bedroom or 7 bedroom (Could use two rooms downstairs as bedrooms) one of these rooms has an en suite shower so could make a perfect ground floor annexe if required. The property is beautifully presented throughout and currently comprises a stunning reception hall with bespoke fitted storage, dual aspect drawing room, kitchen / dining room, which in turn gives access to a utility room and a family room there is another reception room, study and bedroom six. To the first floor there is a spacious landing and access to family bathroom, five double bedrooms with bedroom 2&3 boasting built in wardrobes The master bedroom has the added benefit of a large walk-in dressing room with fitted wardrobes and a modernised en-suite. Externally to the front there is a block paved driveway with electrically operated gates and parking for several cars. To the rear the gardens are predominantly laid to lawn with mature shrubs and borders. There is a rear paved terrace adjacent to the drawing room and to the other side of the property there is an attached garage with double doors giving access to both front and rear. We recommend viewing at your earliest convenience.

Spacious Detached Family Home

Flexible Accommodation 5-7 Bedrooms

Optional Ground Floor Annexe with En Suite Shower

Grand Entrance Hall With Bespoke Oak & Glass Staircase

Kitchen / Dining Room

Dual Aspect Drawing Room

Paved Rear Terrace & Mature rear Garden

Private Gated Driveway & Garage

Sought After North Tonbridge Location

Planning Permission for Further Expansion **





LOCATION: Tonbridge

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, childrens' 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.

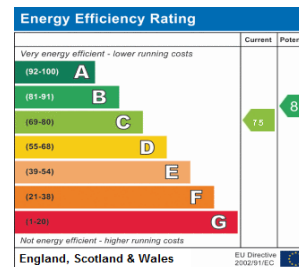
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

ADDITIONAL INFORMATION:

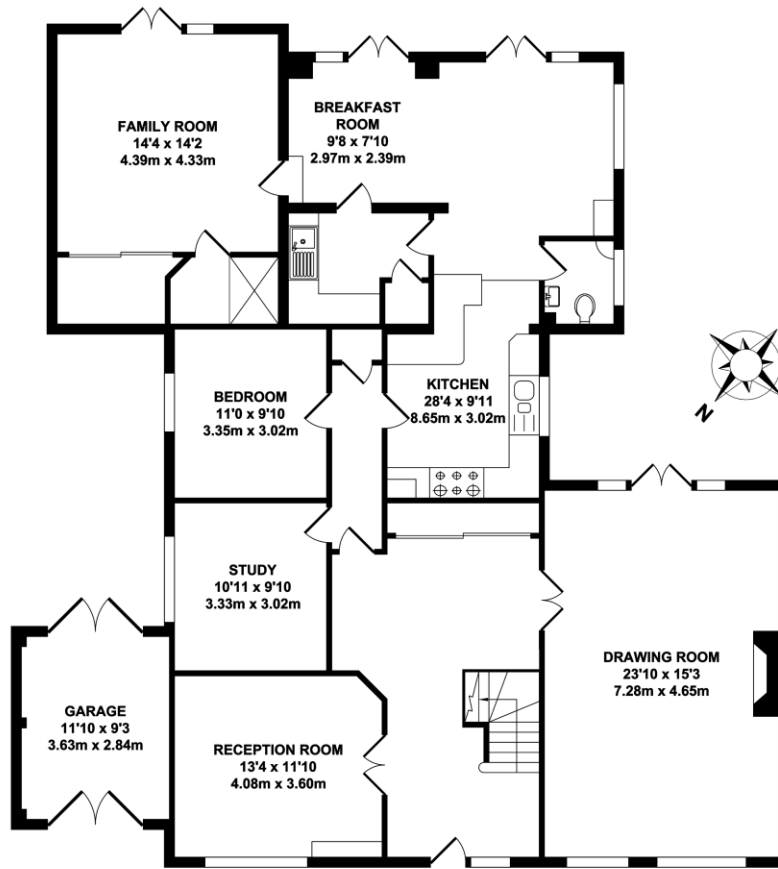
Council Tax Band G

Triple Glazed Windows

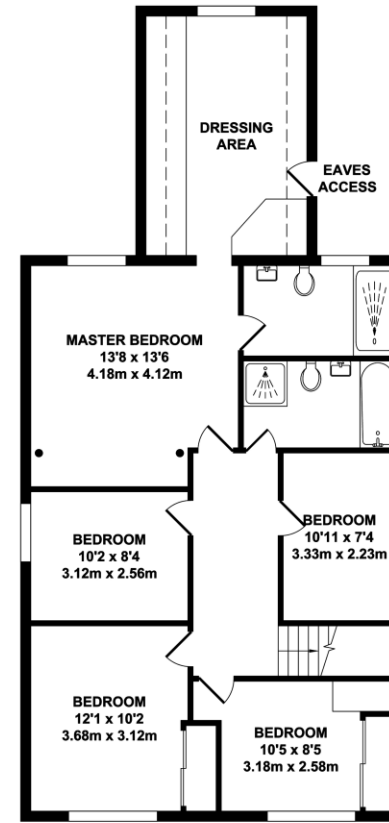
alarm system with integrated fire & carbon monoxide detectors.



Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



GROUND FLOOR
APPROX. FLOOR AREA
2019 SQ.FT.
(187.59 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1014 SQ.FT.
(94.21 SQ.M.)

TOTAL APPROX. FLOOR AREA 3033SQ.FT. (218.80 SQ.M.)

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

Zome Media ©2021