



Claygate Lane, Shipbourne, Tonbridge, Kent

Guide Price £900,000 - £925,000

When experience counts...

est. 1828
bracketts

GUIDE PRICE £900,000 - £925,000 A spacious, extended 5/6 bedroom detached property, in a sought-after location with uninterrupted far reaching views to the front across open countryside. Set over two floors, a double glazed porch leads onto the entrance hall with solid wood parquet flooring. There are two well proportioned reception rooms, the sitting has a wood burning stove and solid wood parquet flooring and there is a conservatory with an outlook over the garden. The kitchen/breakfast room is fitted with a range of wood fronted base and wall mounted cupboards and a door leads through to a separate utility room. A cloakroom completes the ground floor accommodation. The first floor landing gives access to flexible arrangement of five or six bedrooms, one of which is currently used as a family room / studio with a double aspect to front and rear, which could make for a grand master suite, study or even a studio apartment style annexe. The master bedroom benefits from

5/6 Bedrooms

Extended Detached Family Home

Views Across Countryside

Sought After Location

Three Reception Rooms

Kitchen / Breakfast Room

Utility Room

Conservatory

Integral Double Garage &
Driveway to Front

Integral Double Garage &





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).

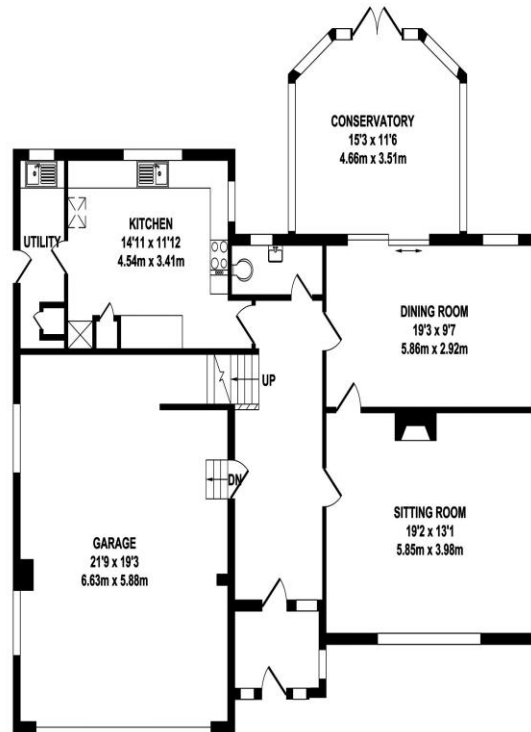
ADDITIONAL INFORMATION:

- Council Tax Band G
- Double Glazed Windows
- Lease Hold Information
- Maintenance Charges

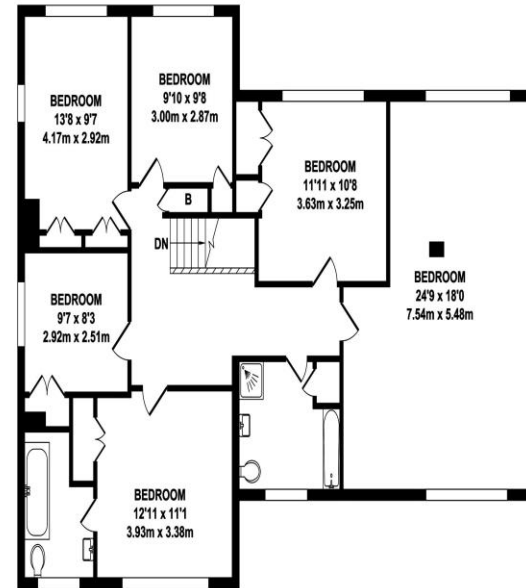
Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
1500 SQ.FT.
(139.39 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
1391 SQ.FT.
(129.21 SQ.M.)

TOTAL APPROX. FLOOR AREA 2891 SQ.FT. (268.6 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.

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