



Fosse Bank Close, Tonbridge, Kent, TN9 2NX

Guide Price £1,125,000

When experience counts...

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bracketts

Offered for sale a rarely available, six bedroom, detached family home situated in a private drive of just 5 homes in the sought after South Tonbridge. The location is a major feature with convenient access to local amenities, High Street, mainline stations, coveted schools and county walks at Haysden Country Park. Internally the property offers flexible living arrangements throughout comprising entrance hall, study / playroom, sitting room, dining room, open plan modern fitted kitchen / breakfast room, utility room and cloakroom WC. There is another larger reception room that could be utilised as an annexe. To the first floor there is a family bathroom, five bedrooms with two boasting en suite facilities. The second floor has a good size bedroom with built in storage. Externally the property offers a large mainly laid to lawn rear garden, ample off street parking for several cars with space and potential to erect a double garage (subject to necessary planning consent) Offered with no onward chain we recommend viewing at your earliest convenience.

Six Bedrooms

Detached Family Home - Private Drive of 5 Homes

Four Receptions - Annexe Potential

Modern Fitted Kitchen / Breakfast Room

Utility Room / Cloakroom WC

Two En Suite Bedrooms

Sought After South Tonbridge Location

Close to Coveted Schools, Mainline Station & Road Networks

Large Rear Garden

Viewing Highly Recommended

NO ONWARD CHAIN





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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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Approximate Area = 2514 sq ft / 233.5 sq m

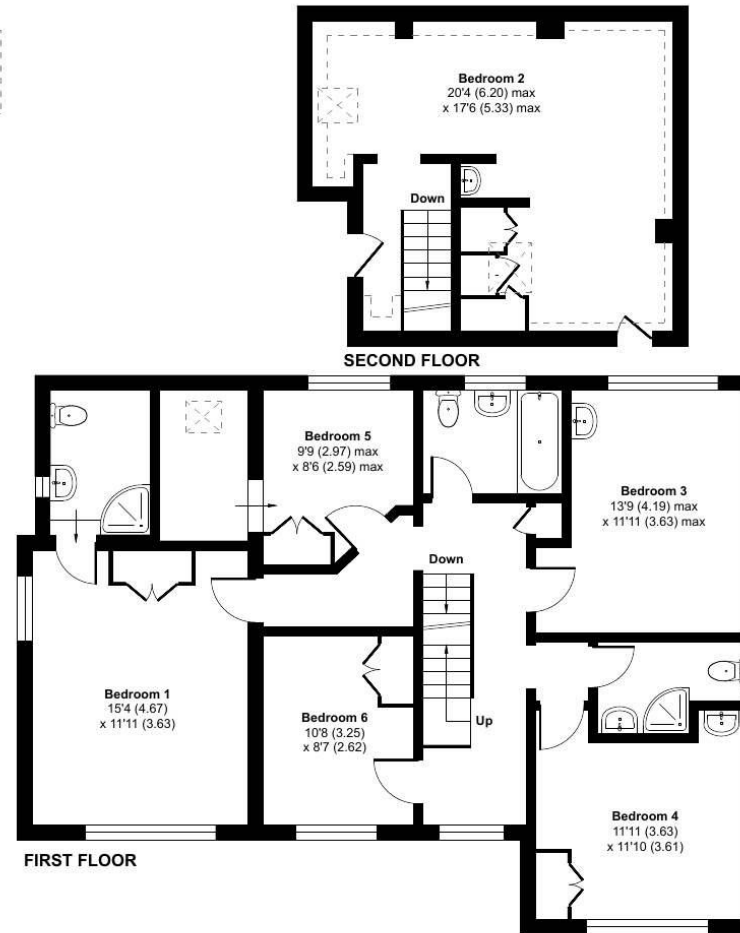
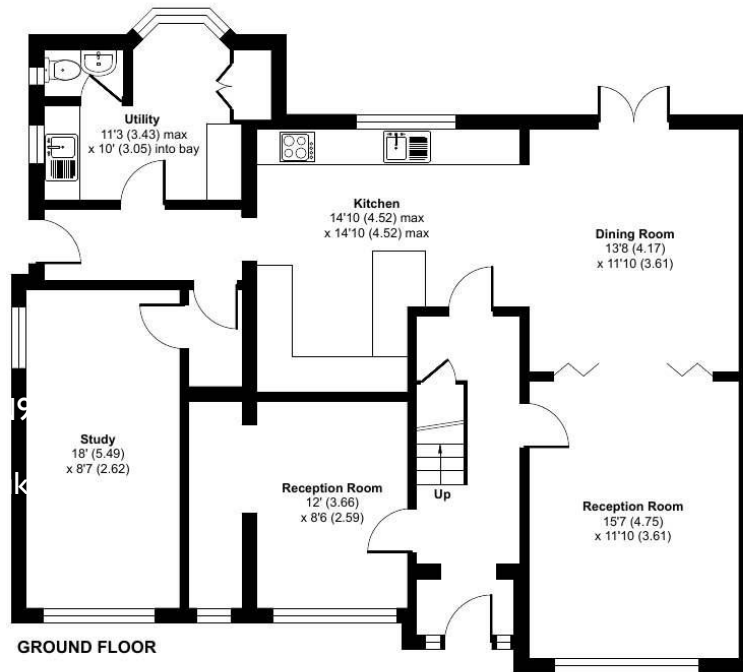
Limited Use Area(s) = 39 sq ft / 3.6 sq m

Total = 2553 sq ft / 237.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts llp. REF: 1076015