



Shipbourne Road, Tonbridge, Kent, TN10 3DN

Guide Price £750,000

When experience counts...

est. 1828  
**bracketts**

A unique opportunity to purchase a Grade II listed, weatherboard character house, including a spacious rear extension, in a central position close to local amenities, High Street, coveted schools, river walks and main line station. The property exudes charm and character incorporating a Victorian Coach House clock with a fully working mechanism. It has been recently repainted externally. Believed to date from the 1700s. The Clock House is steeped in history and has previously been a well-regarded shop with a bay fronted road frontage. The property has been sympathetically refurbished and extended over the years and retains a wealth of period features. Accommodation is arranged over three floors and comprises entrance hall, family bathroom, study area, door leading to garage with up & over door. Indoor garden room conservatory / greenhouse with access to a studio. The former shop front offers three areas and could easily be converted into an annexe or home office, further reception rooms or bedrooms. Inner hall with stairs leading to first floor, the first floor comprises a music room, kitchen / breakfast room, further bedroom / dining room and a large sitting room with parquet flooring, feature fireplace, open back stairs leading to second floor with a spiral staircase leading down to garden room. To the second floor there are four bedrooms and a family bathroom. Externally the property boasts a good size well established rear garden, mainly laid to lawn with mature shrubs, trees and well stocked borders. Access to the rear leads to a private secure gated resident's car park with two allocated parking spaces. There is a roof terrace accessed via the sitting room and an external wrought iron spiral staircase to the first floor. Viewing comes highly

Grade II Listed Weatherboard House

Central Tonbridge Location

Close to Amenities, Coveted Schools,  
High Street & Mainline Station

Flexible Living Arrangements Arranged  
Over Three Floors

Four / Five Bedrooms

Three Reception Rooms

Roof Terrace & Indoor Conservatory  
Garden Room

Kitchen / Breakfast Room

Mature Rear Garden

Allocated Parking For Two Vehicles.  
Secured Residents Gated Car Park





### 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).

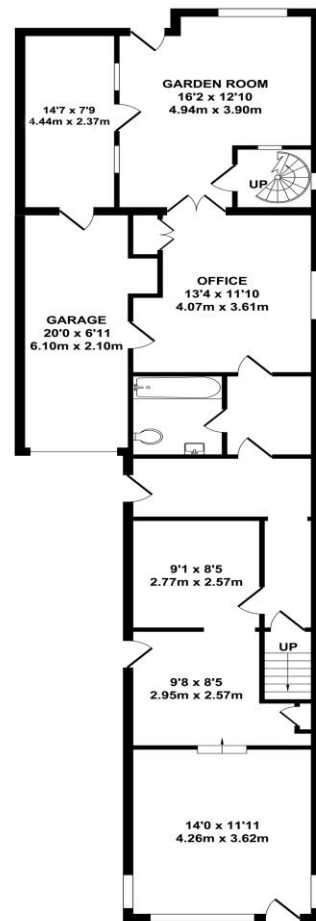
### ADDITIONAL INFORMATION:

Council Tax Band F

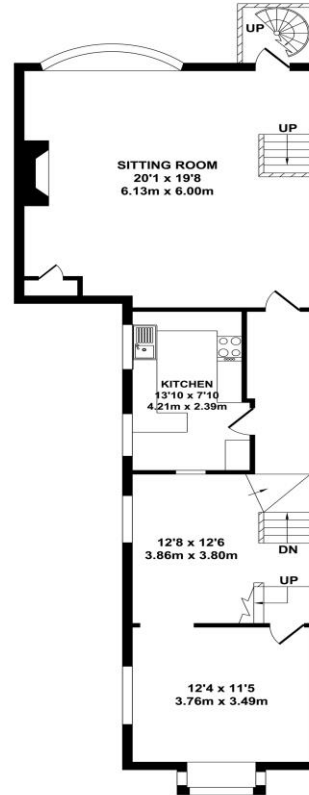
Grade II Listed



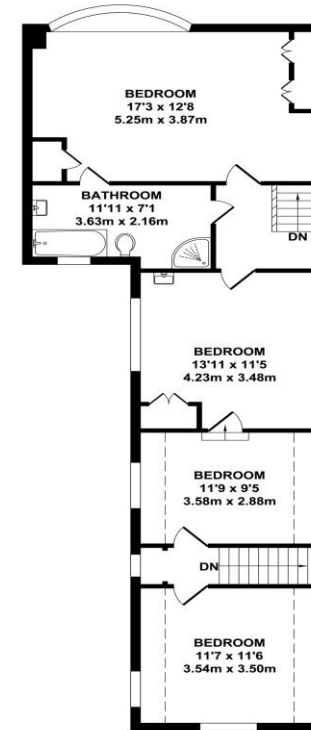
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GROUND FLOOR  
APPROX. FLOOR AREA  
1178.75 SQ.FT.  
(109.51 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
855.08 SQ.FT.  
(79.44 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
845.18 SQ.FT.  
(78.52 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2879.02 SQ.FT. (267.47 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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