



Mill Stream Place, Tonbridge, Kent, TN9 1QJ

Guide Price £1,250,000 - £1,350,000

When experience counts... **bracketts** est. 1828

Offered for sale is this beautiful extended detached family home situated in a highly sought after central location. This particular property forms part of a private enclave of four executive detached homes fronting private woodland. Internally the property has been modernised throughout and interior designed to a high specification and offers flexible and well-appointed accommodation throughout. Comprising large entrance hall, cloakroom WC, dual aspect sitting room, dining room, snug / study with bespoke fitted media unit, utility room, open plan bespoke Neptune kitchen / breakfast room / family room with bi folding doors leading to rear garden. To the first floor there is a modern family bathroom, five bedrooms with two en suites. To the second floor there is a large principal bedroom with dressing room and en suite bathroom with separate shower room. Externally to the front there is a block paved drive for two vehicles and a single garage with power & light. The rear garden has been professionally designed with fenced & walled boundaries, landscaping includes ornate shrubs, contemporary flower borders, natural stone patio seating areas. Viewing comes highly recommended.

Six Bedrooms

Detached Executive Family Home

Bespoke Neptune Modern Fitted Kitchen  
/ Breakfast Room & Family Room

Interior Designed Throughout

Three En Suites - Modernised

Three Reception Rooms

Sought After Central Location - Close to  
Mainline Station & Coveted Schools

Landscaped Rear Garden

Block Paved Driveway & Single Garage

Viewing Highly Recommended







### 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	75   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



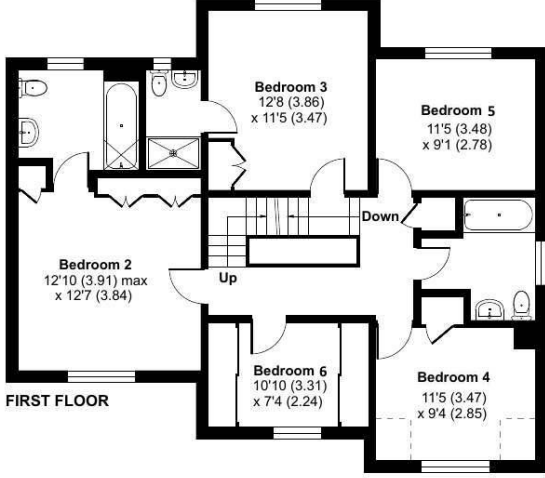
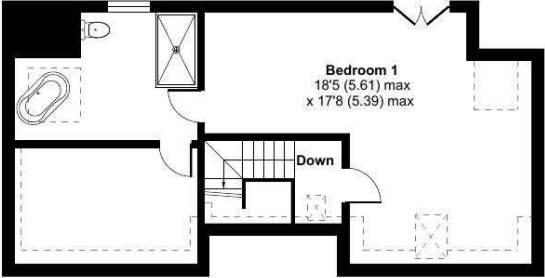
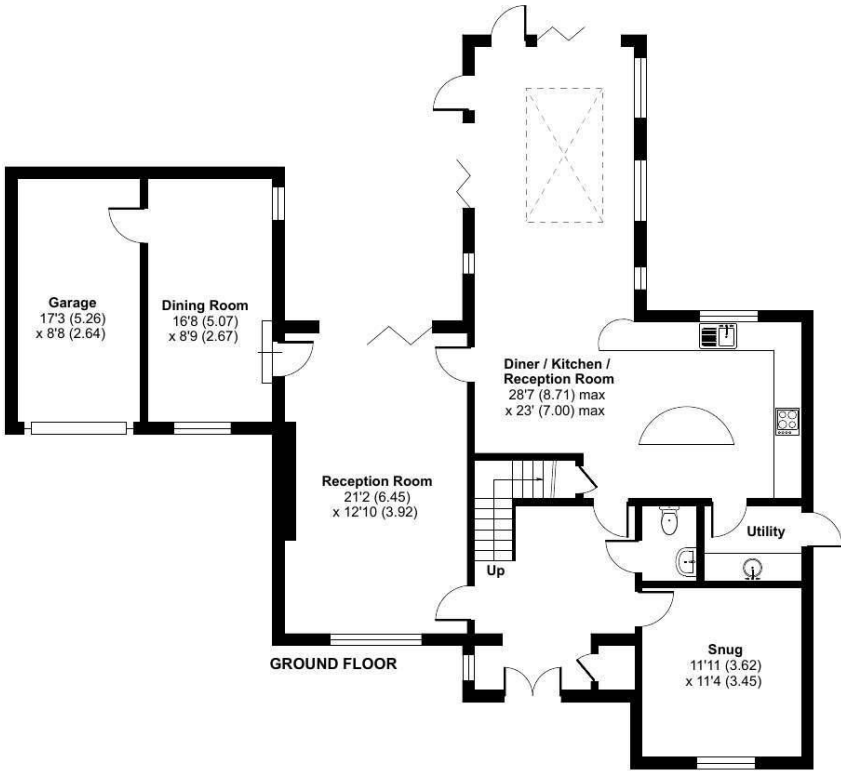
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Approximate Area = 2735 sq ft / 254 sq m  
 Limited Use Area(s) = 90 sq ft / 8.3 sq m  
 Garage = 148 sq ft / 13.7 sq m  
 Total = 2973 sq ft / 276 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Bracketts llp. REF: 1106018

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