



Barchester Way, Tonbridge, Kent, TN10 4HR

Guide Price £800,000 - £830,000

When experience counts...

est. 1828
bracketts

A rare opportunity to purchase a fantastic extended detached family home situated in a sought after location in Tonbridge. The property offers good sized accommodation internally comprising entrance hall, cloakroom WC, sitting room with original & refurbished parquet flooring, study / playroom, conservatory, open plan dining room and modern fitted kitchen. Further accommodation to the ground floor option of a self contained annex, shower room WC, utility room / kitchen, double bedroom. To the first floor there is a family bathroom and three further bedrooms. Externally there is a large well-manicured rear garden and to the front there is an in & out driveway and single garage. Viewing comes highly recommended.

Four Bedrooms

Detached Family Home

Annexe Potential

Large Sitting Room - Original
Parquet Flooring

Study / Playroom

Conservatory

Open Plan Kitchen / Dining Room

Utility Room

Single Garage - In & Out Driveway

Sought After Location - Close to
Coveted Schools





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).

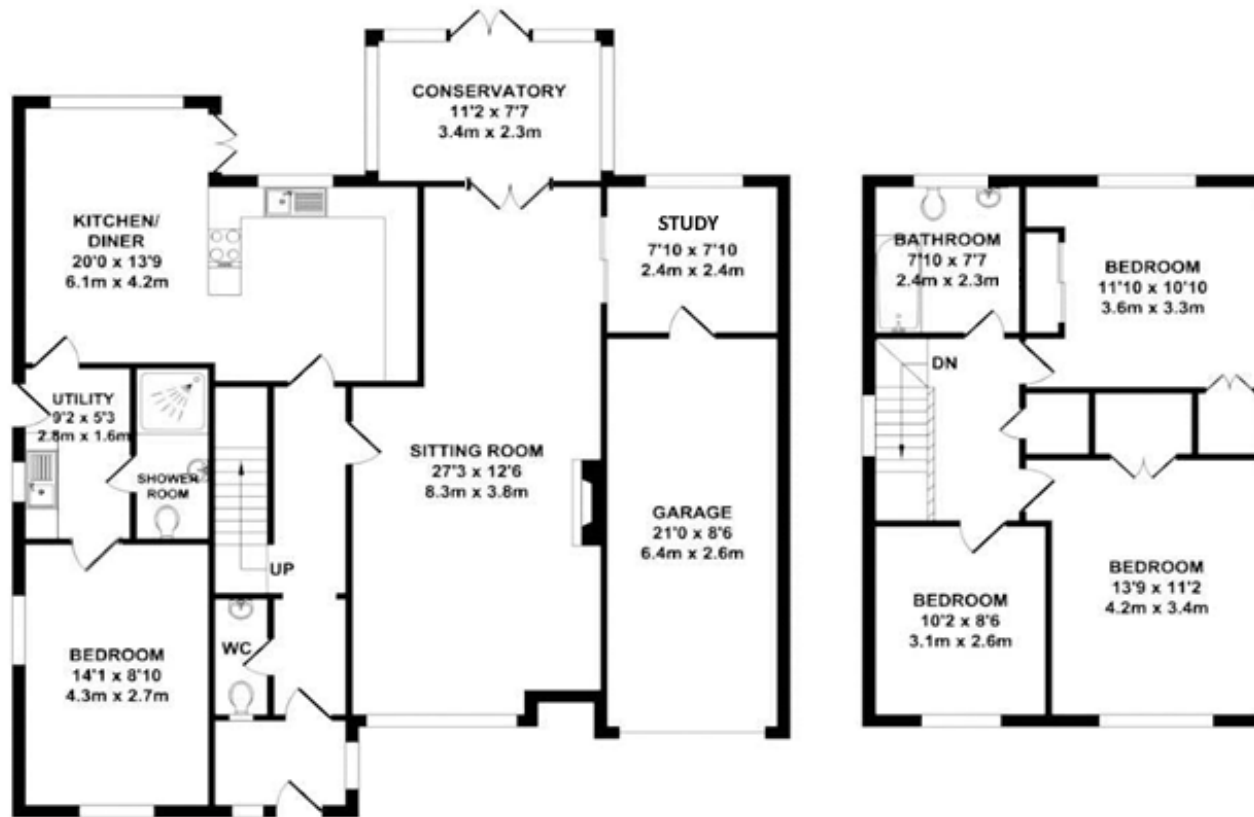
ADDITIONAL INFORMATION:

Council Tax Band F
Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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GROUND FLOOR
APPROX. FLOOR AREA
1283 SQ. FT.
(119.22 SQ. M)

FIRST FLOOR
APPROX. FLOOR AREA
553 SQ. FT.
(51.33 SQ. M)

TOTAL APPROX. FLOOR AREA 1836 SQ.FT. (170.55 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 misstatement. 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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