



GUIDE PRICE £1,750,000 - £1,850,000

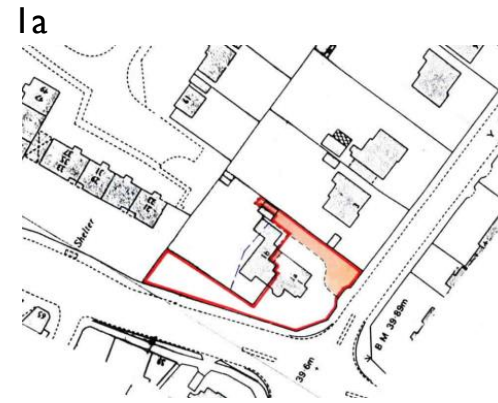
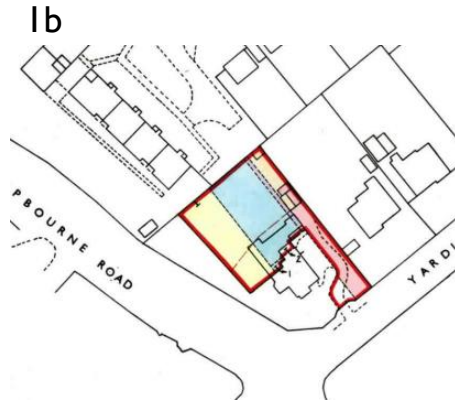
The Mount, Yardley Park Road, Tonbridge, Kent, TN9 1NE

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The Mount, Yardley Park Road, Tonbridge, Kent, TN9 1NE

- One Off Opportunity - Two Dwellings To Create A Prestigious Family Home
- Blended Living Opportunity - Two Dwellings
- Sought After Location
- Arranged Over Four Floors – Cellar
- Close to Coveted Schools, High Street & Main Line Station
- Approx 32 minutes to London Bridge from Tonbridge Station
- Established Side & Rear Gardens
- Private Driveway / Detached Garage
- Versatile Living Arrangements



A unique opportunity to purchase two dwellings, originally one substantial home, and restore them to their original grandeur. Nestled in one of the most sought-after locations in Tonbridge is The Mount. The two properties total over 5,500sq ft of accommodation. Opportunities, such as this, are rare and, with vision, they could be turned back into one property, boasting a wraparound garden, if purchased as a single entity. There is also an opportunity for a family to move in, with separate accommodation for parents or relatives next door, if retained in its present format.

The two properties are located close to local amenities, coveted schools a short walk away and a 10-minute walk to a main line station, approximately 32 minutes from London. Approached over an extensive graveled parking and turning area, this large, detached family home has a wealth of character throughout. The property is currently split into two, originally built in 1902 for a Doctor as her residence and surgery. In the 1960's, it was divided into two units, 1A and 1B, with the 1A retaining the Freehold over both properties and 1B being sold with a 999-year Leasehold.

The present owners of 1A have lovingly restored it back to a quite exceptional, spacious family home, yet retaining and highlighting the original features. The principal rooms all have a southerly aspect, with the remainder facing west and east, some enjoying far reaching views towards the town outskirts, with many having the original fireplaces and ornate mantel surrounds. Further features, include the original parquet flooring and doors, high ceilings and picture rails, as well as bespoke sealed unit double glazing, specially made in order to mirror the original windows. Solar panels have also been fitted as an eco-friendly hot water system.

The ground floor comprises a spacious entrance hall, WC, kitchen, living room, dining room and a further reception room, currently used as a library. The first floor offers a spacious landing area, four large bedrooms, separate WC and family bathroom. The second floor has been redesigned, so as to provide a very large master bedroom with shower room and further double bedroom/dressing room. The property also has a cellar comprising 3 rooms with potential for further conversion. The established, enclosed garden to the south facing front, is lawned and surrounded by mature shrubs, trees and plant borders and includes two sandstone paved patio areas. There is an additional area of garden to the side which measures about 120' in length by 42' leading from the front, being well enclosed by fencing, hedging and a brick wall to the rear and being laid as a continuation of the front lawn with a further wide variety of shrubs and trees. To the rear of the property there is a natural area with a timber garden shed.

1b is the adjoining leasehold semi-detached, offering over 2000sq ft, comprising an entrance hall, cloakroom WC, utility room, kitchen and three reception rooms. To the first floor there is a family bathroom, cloakroom WC and three large bedrooms. Externally, this part of the property boasts large mature gardens to the side & rear with a feature high wall to the rear. Established tree screening, makes it a private and secluded spot. Beneath the walled rear garden, lie vegetable beds with sizeable flower beds all around. The garden is mainly laid to lawn and includes a summer house. Access to 1B is via a gravel driveway, through a double garage, with a further double garage to the rear.

The properties offer a wealth of character throughout and we recommend viewing at your earliest convenience. This is an unmissable chance to transform this unique property into your dream residence in the heart of Tonbridge.

AGENTS NOTE: Please note these are currently two individual dwellings and will have to be bought as two individual properties. You will need to clarify this with solicitors, finance companies as to how this will be orchestrated and stamp duty implications

LOCATION: Tonbridge, Kent

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, children's' 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 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).





1a The Mount, Yardley Park, Yardley Park Road,
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Yardley Park Road, Tonbridge, TN9

Approximate Area = 3489 sq ft / 324.1 sq m

For identification only - Not to scale



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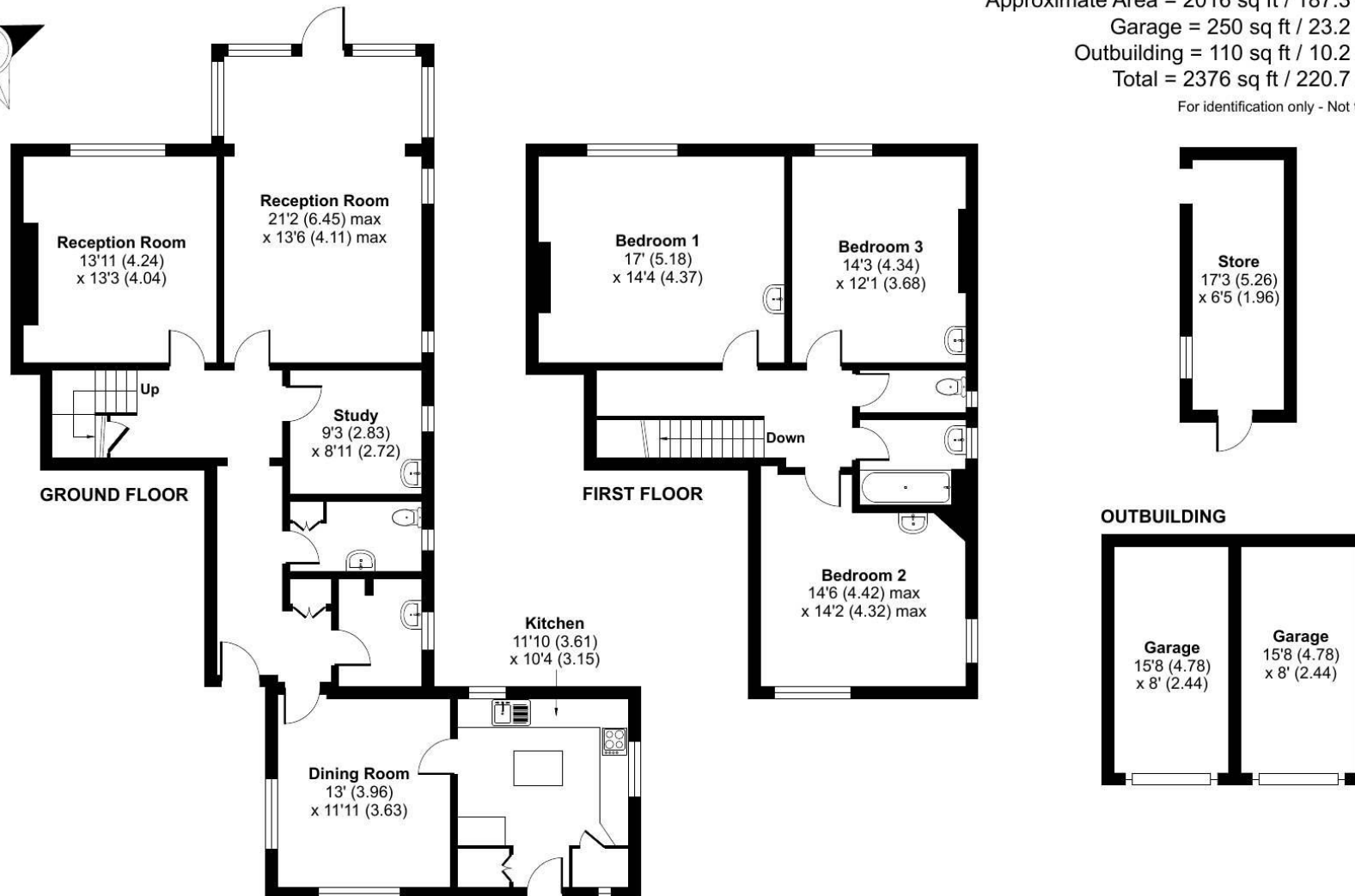
Approximate Area = 2016 sq ft / 187.3 sq m

Garage = 250 sq ft / 23.2 sq m

Outbuilding = 110 sq ft / 10.2 sq m

Total = 2376 sq ft / 220.7 sq m

For identification only - Not to scale



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