



Tudeley Lane, Tonbridge, Kent, TN9 2JN

Guide Price £835,000

When experience counts...

est. 1828
bracketts

Offered for sale is this detached family home offering character features including exposed wooden beams. Situated on a sought after road in South Tonbridge benefitting from being close to all local amenities, Tonbridge High Street, mainline station and coveted local grammar schools. Accommodation comprises entrance, open plan kitchen / family room with a utility room. The family room is open with the stairs and has a square arch leading through to the dining room which has doors leading to rear garden. Sitting room and inner lobby that gives access out to the side courtyard and a cloakroom WC. To the first floor the master bedroom has vaulted ceilings, built in wardrobes and an en suite shower room, there are three further double bedrooms and a separate family shower room / WC and a separate family bathroom. Externally there are landscaped rear garden with natural stone patio, circular lawn and extensive flower and shrub borders with attractive mature trees and plants. Path leading to garden home office / studio at the end of the garden which is attached to a double car barn. Gravelled drive with parking to the front of the open double car barn. Viewing highly recommended.

Detached Family Home

Four Double Bedrooms

En Suit Shower Room Plus Family
Bathroom & Additional Shower Room

Openplan Kitchen / Family Room

Sitting Room

Dining Room

Utility Room & Cloakroom WC

Detached Garden Home Office / Studio

Double Car Barn & 4 Car Parking

Close To Coveted Schools, Mainline
Station & Road Networks

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, 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:

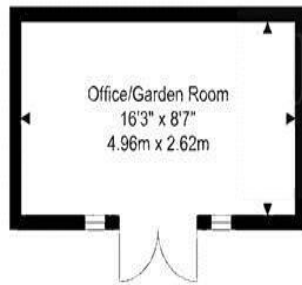
Council Tax Band F

Double Glazed Windows

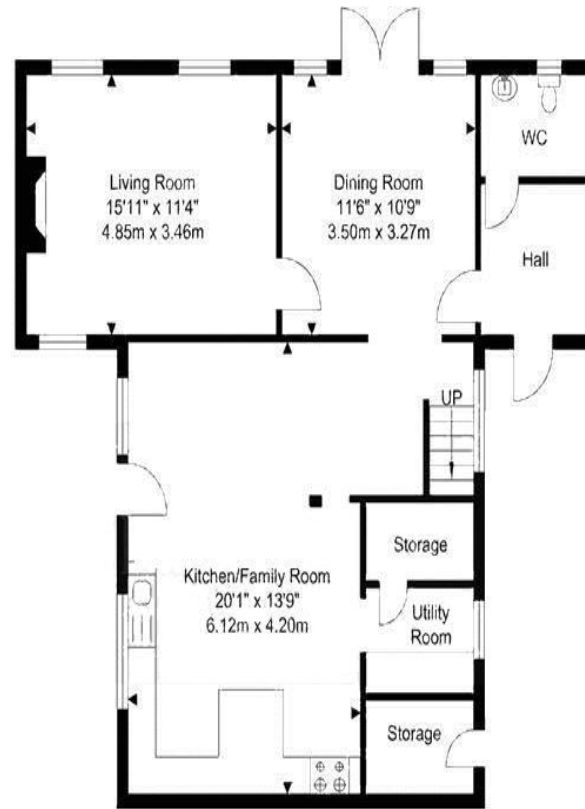
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



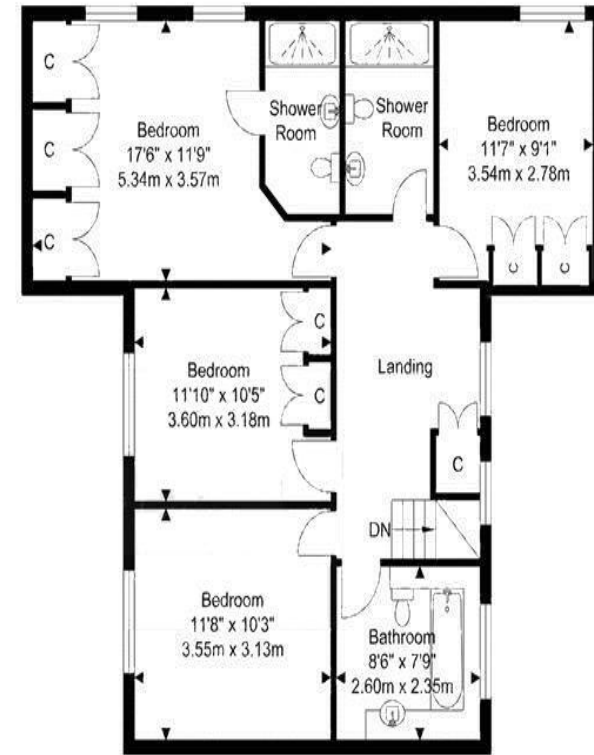
Important Notice: Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



Outbuilding
Approximate Floor Area
139.93 SQ.FT.
(13.00 SQ.M.)



Ground Floor
Approximate Floor Area
802.12 SQ.FT.
(74.52 SQ.M.)



First Floor
Approximate Floor Area
802.12 SQ.FT.
(74.52 SQ.M.)

TOTAL APPROX FLOOR AREA 1744.18 SQ.FT. (162.04 SQ. M.)
For Identification Purposes Only.

