



Rochester Road, Tonbridge, Kent, TN10 4NU

Guide Price £1,100,000 - £1,200,000

When experience counts...

est. 1828  
**bracketts**



GUIDE PRICE £1,100,000 - £1,200,000 Offered for sale is this four-bedroom detached family home forming part of a quiet cul de sac in a sought-after location off The Ridgeway. Properties rarely come up for sale in this road. The property is immaculately presented throughout and comprises porch, entrance hall with engineered oak flooring, dual aspect sitting room with natural stone fireplace, play room, study, dining room, fully fitted kitchen / breakfast room with solid wood wall & base units, granite worksurfaces over, Neff appliances and a utility room. To the first floor there is a family bathroom and four double bedrooms, the principal bedroom with a dressing room and five-piece en suite bathroom. Externally, the property enjoys an established front garden with privacy hedge screening, carriage driveway and room to park several vehicles. Integral garage and EV charging point. To the rear, there is private side & rear gardens with hedge screening, mainly laid to lawn with Indian stone patio seating areas. The property occupies a private corner position and offers bright & airy rooms throughout. We recommend viewing at your earliest convenience. Agents Note: Please note that there is Disclosable Interest under Section 21 of The Estate Agents Act 1979, the vendor is an employee of bracketts

Detached Family Home

Four Double Bedrooms

Corner Plot - Cul De Sac

Sought After Location

Immaculately Presented Throughout

Four Reception Rooms

Landscaped Private Side & Rear Gardens

Integral Garage - In & Out Block Paved Driveway

Close to Local Amenities, Coveted Schools, Mainline Station (Approx 1.6 Miles level walk)

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		
69-80	C		77 C
55-68	D	68 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.



## Rochester Road, Tonbridge, TN10

Approximate Area = 1835 sq ft / 170.5 sq m

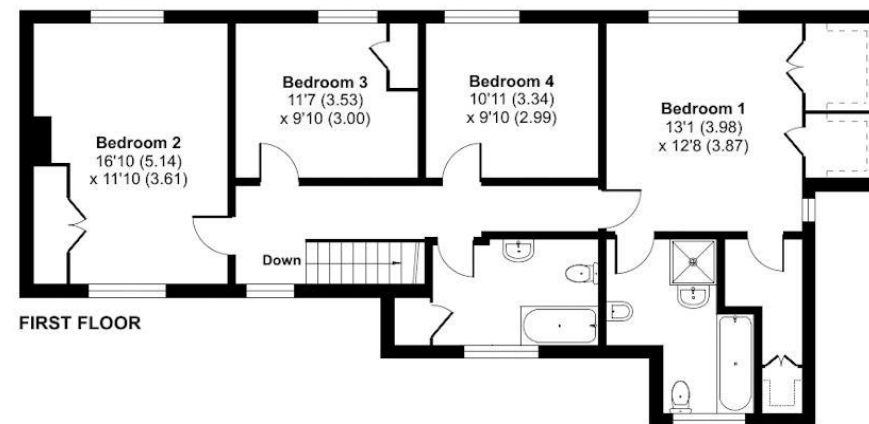
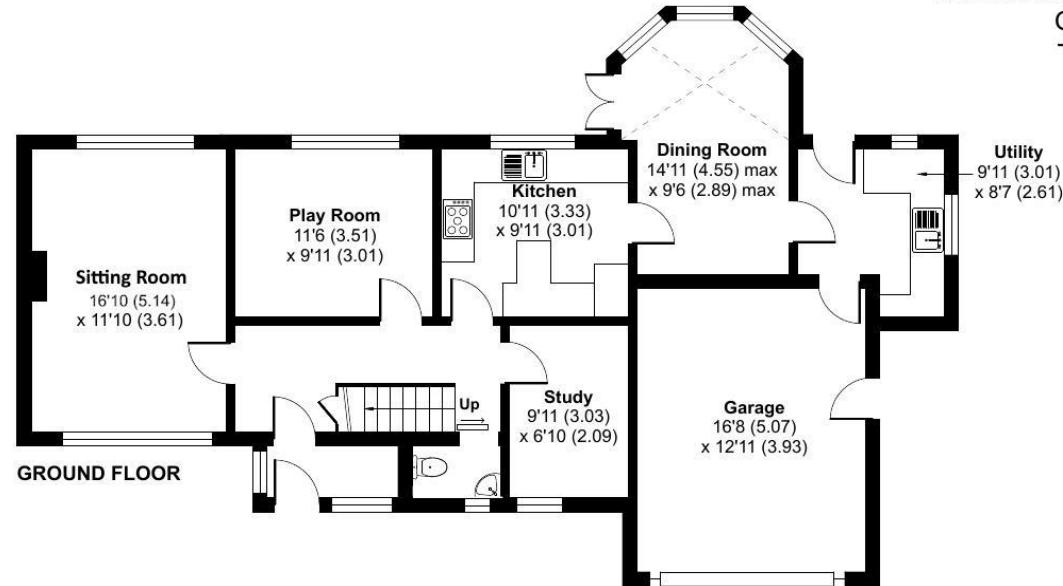
Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 222 sq ft / 20.6 sq m

Total = 2070 sq ft / 192.3 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025.  
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