



Quarry Hill Road, Tonbridge, Kent, TN9 2PE

Guide Price £1,250,000 - £1,300,000

When experience counts...

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Imposing Victorian Elegance in Sought-After South Tonbridge. A rare opportunity to own a beautifully modernised yet characterful Victorian semi-detached residence, dating from the 1890s and situated in one of South Tonbridge's most desirable locations. This substantial and imposing home offers a perfect blend of period charm and contemporary living, ideal for families seeking space, style, and convenience. Positioned close to highly regarded schools, the mainline station with fast links to London, excellent road networks, and Tonbridge's High Street. Thoughtfully updated throughout, the property retains many of its original features, including elegant fireplaces, striking stained glass and traditional sash windows, all contributing to its timeless appeal. The spacious accommodation is arranged over three floors and comprises a welcoming entrance hall, Cloakroom WC, Separate utility room, Elegant drawing room and an inviting sitting room / dining room, Bespoke solid wood kitchen/breakfast room, perfect for family life and entertaining. To the first floor A bright study, Three well-proportioned bedrooms, A stylish family bathroom. To the second floor: Two further bedrooms and a modern shower room. Externally, the property continues to impress with a beautifully landscaped rear garden - an idyllic retreat with patio seating area, mature shrubs, trees, borders, mainly laid to lawn with an outbuilding. This impressive property also benefits from off-street parking for two cars with EV charge point—an invaluable asset in this popular area. This is a truly exceptional home in a prime Tonbridge setting. Early viewing is highly recommended.

Five Bedrooms

Imposing Victorian Semi Detached
Family Home

Sought After South Tonbridge Location

Close to Coveted Schools, Mainline
Station & Road Networks

Drawing Room, Sitting Room

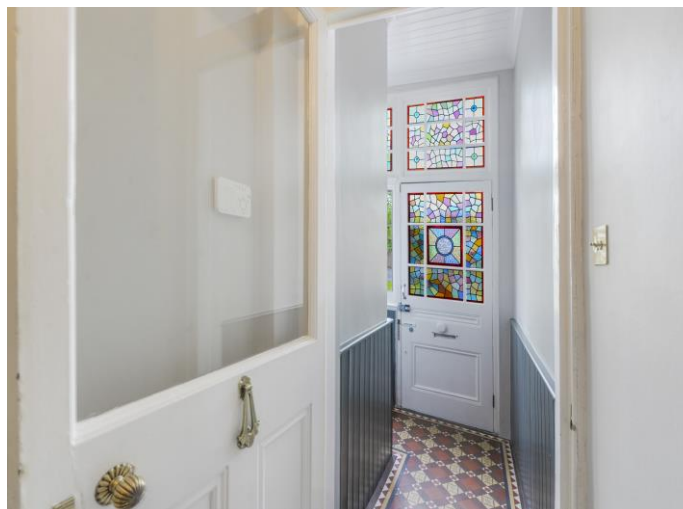
Bespoke Solid Wood Kitchen / Breakfast
Room & Utility Room

Arranged Over Three Floors

First Floor Family Bathroom & Second
Floor Shower Room

Landscaped Rear Garden

Private Driveway For Two Vehicles With
EV Charge Point





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).

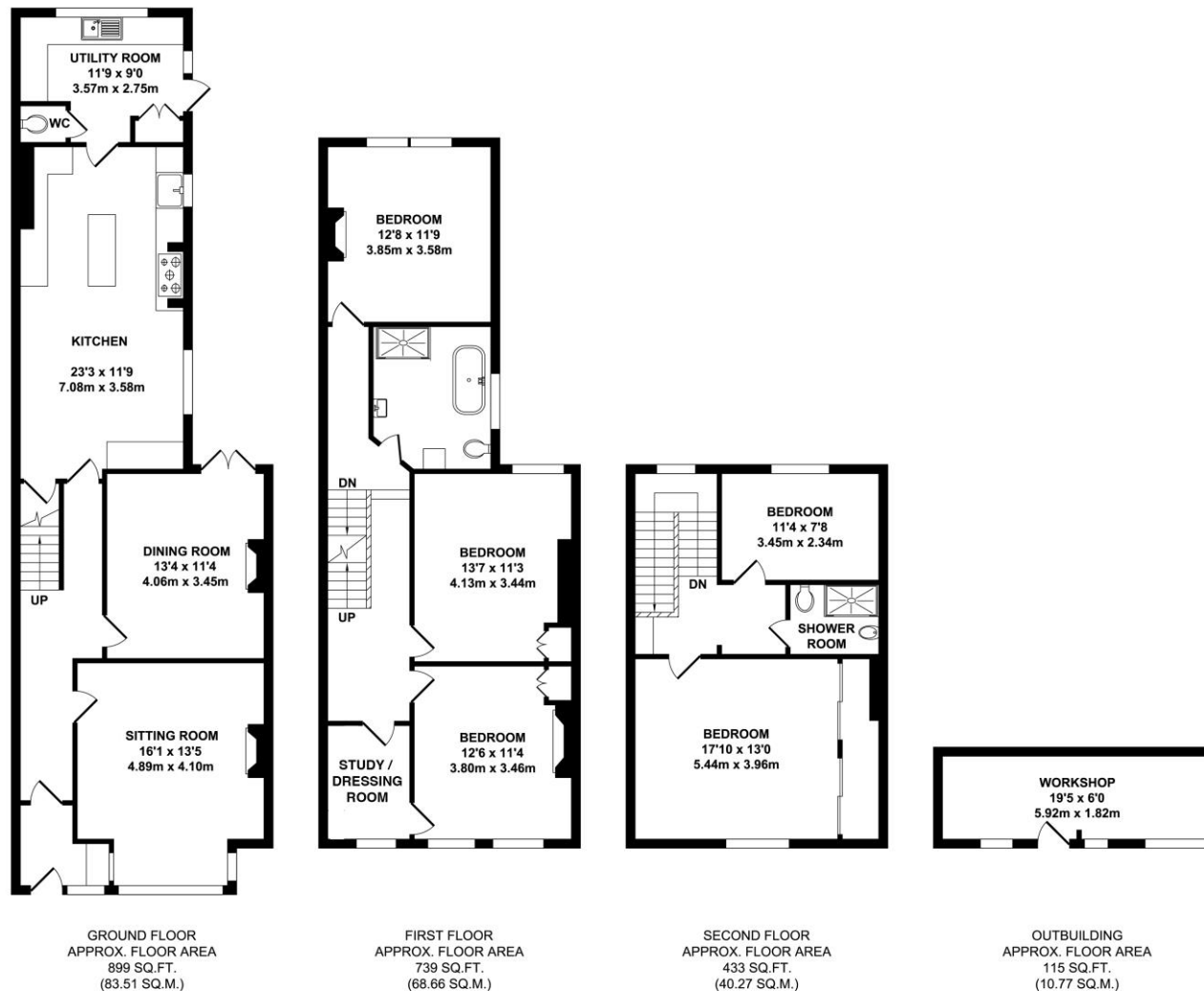
ADDITIONAL INFORMATION:

Council Tax Band
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 2187 SQ.FT. (203.21 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 mis-statement. 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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