



Haviker Street, Collier Street, Tonbridge, Kent, TN12

Guide Price £850,000

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est. 1828  
**bracketts**



Offered for sale is this immaculately presented five bedroom detached country home, situated in a semi-rural, yet not isolated position with a south facing rear garden. The property has been updated reflecting the character of the building throughout but with modern conveniences. Internally accommodation comprises, entrance hall, sitting room which boasts a large inglenook fireplace with a wood burner inset, family room, dining room, orangery with underfloor heating offering a versatile and spacious reception room. The kitchen/breakfast room has bespoke farmhouse units with an integrated Alpha range set within the fireplace and the added benefit of a separate utility room. To the first floor the principle bedroom enjoys an en-suite shower room and dressing area with a feature fireplace. There are two further double rooms and a family bathroom with two further bedrooms on the second floor. Externally there is a detached double garage to the corner of the plot with doors opening onto Haviker Street with further on street parking available in front and to the side. A side gate leads into the property with a brick path to the front door and a gravelled path leading down the side of the house back to the garage and into the rear garden. The garden is mainly laid to lawn and borders the front and side of the property and is well screened by mature trees and shrubs to the boundary. To the rear is a paved patio with a pretty seating area in front of the conservatory. The patio continues to the side with a secluded south facing seating area to the back of the garage. Paddock Wood approx. 5.5 miles distance | Marden Mainline Railway Station approx. 3.3 miles distance

Five Bedrooms

Detached Farm House Style Family Home

Three Reception Rooms

Inglenook Fireplace

Kitchen / Breakfast Room

Utility Room

Arranged Over Three Floors

En Suite & Dressing Room

Wrap Around Private Garden

Detached Double Garage with Further on Street Parking





## 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 G

Double Glazed Windows

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75  C
55-68	D		
39-54	E	50  E	
21-38	F		
1-20	G		



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**TOTAL APPROX. FLOOR AREA 2674 SQ.FT. (248.49 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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