



Pembury Road, Tonbridge, Kent, TN9 2HX

Guide Price £1,000,000 - £1,100,000

When experience counts...

est. 1828
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Imposing Victorian detached family home in Sought-After South Tonbridge. A rare opportunity to own a beautiful characterful Victorian detached residence, dating from the 1890s and situated in one of South Tonbridge's most desirable locations. This substantial and imposing home has a wealth of character and offers exciting potential for further enhancement throughout. Positioned close to highly regarded schools, the mainline station with fast links to London, excellent road networks, and Tonbridge's High Street. Set within easy reach of highly regarded local schools, the mainline railway station with fast links to London, excellent road networks, and the vibrant Tonbridge High Street, the property is ideally positioned for both families and commuters alike. Internally, the home offers generous and well-proportioned living spaces. A welcoming entrance hall leads to a sitting room at the front, study, dining room, cloakroom/WC. To the rear of the property, a large open-plan kitchen and dining room, offering a bright and sociable space that opens onto the garden. To the first floor, comprising four good-sized bedrooms, shower room and a spacious family bathroom, all continuing the character and proportions of the home. The property sits behind an established front garden and enjoys a well-maintained rear garden, mainly laid to lawn with feature walled boundary, shrubs and borders. A driveway runs from the front to the rear of the property, providing excellent access and leading to a private courtyard area with ample off-street parking. Currently, a large shed is in place to the rear. However, subject to the necessary planning consents, this area offers potential for a detached double garage with a studio or home office above, or even a self-contained annexe—making it a highly versatile space for future development. Offered with no onward chain, this exceptional period home represents a rare chance to secure a piece of Tonbridge history. Early viewing is highly recommended.

Four Bedroom

Period Detached Family Home

Sought After South Tonbridge
Location

Close to Coveted Schools, High Street
& Main Line Station

Three Reception Rooms

Kitchen / breakfast Room

Good Size Rear Garden

Drive to front, Leading to Ample off
Street Parking to Rear

Viewing Highly Recommended

No Onward Chain





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).

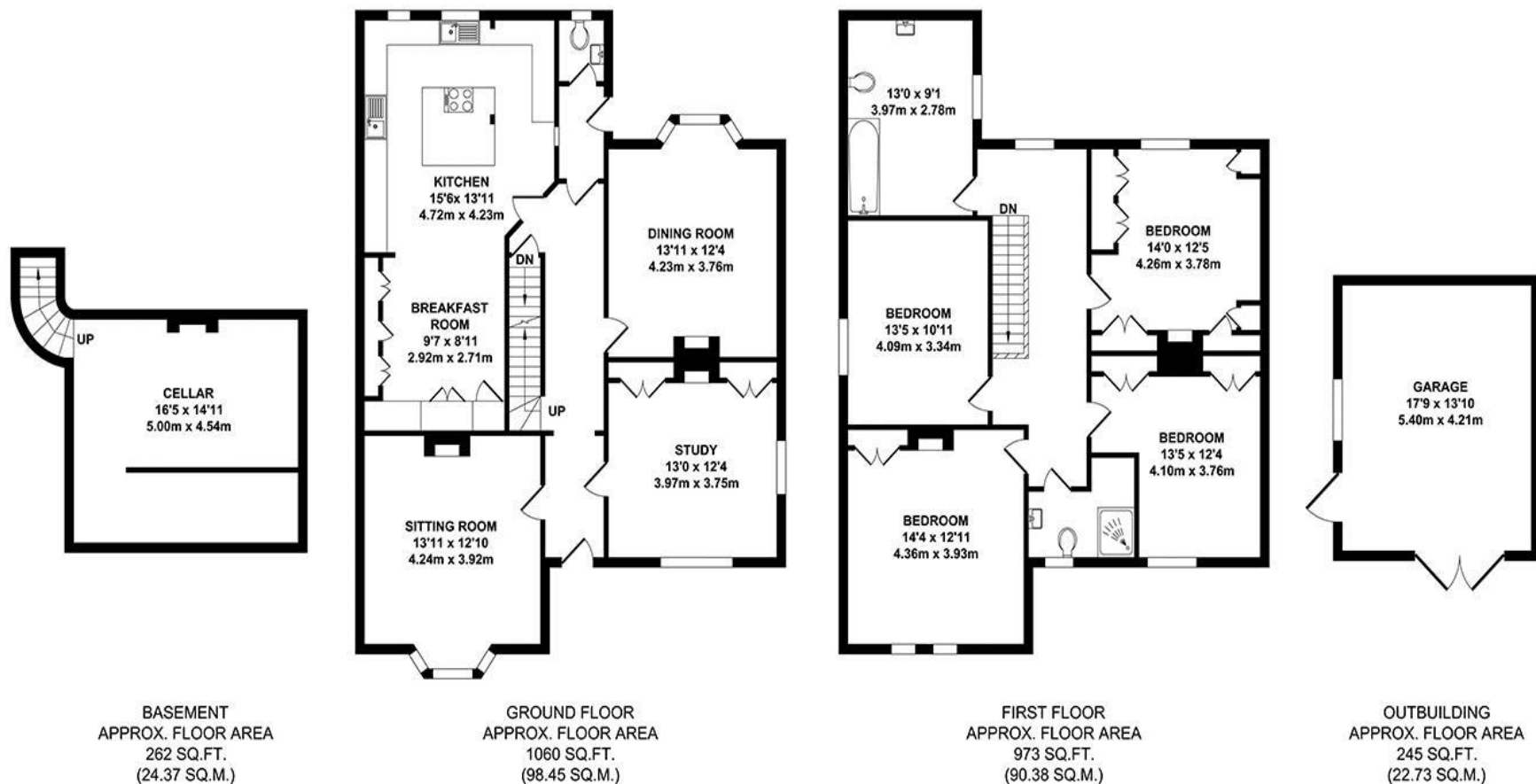
ADDITIONAL INFORMATION:

Council Tax Band G
Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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TOTAL APPROX. FLOOR AREA 2540 SQ.FT. (235.93 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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