



# The Haydens

Tonbridge





# An impressive detached family home, located within The Haydens, an exclusive development close to the station and High Street.

Tonbridge Station: 1.3 miles, Tonbridge High Street: 0.5 mile, Sevenoaks: 6.5 miles, Tonbridge School: 0.4 mile  
(Distances and times are approximate)



## Summary of accommodation

### The House

**Ground floor:** Entrance hall | Kitchen/breakfast room | Sitting room | Dining room | Study | Utility | WC

**First floor:** Principal bedroom with an en suite | Three further bedrooms | Family bathroom

**Second floor:** Two further bedrooms | Shower room

### Outside

Double garage



## Situation

Times and distances are approximate.



Located in secluded position just -off one of Tonbridge's most prestigious roads, The Haydens is just 0.5 miles from Tonbridge High Street which offers a range of shops, pubs, supermarkets, and restaurants as well as Tonbridge Castle and parks.



Tonbridge Station is 1.3 miles away and provides travel links to London Bridge/ Charing Cross/ Cannon Street, as well as trains to the Kent coast.



There are plenty of options for schools in Tonbridge, with the renowned Tonbridge School just 0.4 miles away, as well as Woodlands and Slade primary schools, grammar schools such as The Judd School for Boys, Tonbridge Grammar School For Girls, and Weald of Kent Grammar School. Hilden Oaks Preparatory School & Nursery and Hilden Grange Preparatory School are both just a stone's throw from the property.

Neighbouring towns of Sevenoaks and Tunbridge Wells also provide numerous further amenities and are easily accessible.





## The House

The well-appointed and extended interior offers spacious accommodation over three floors, including a welcoming reception hall, as spacious sitting room, dining room, study, and a superb open-plan kitchen/breakfast room with a separate utility room on the ground floor.

The first floor has four generous bedrooms. The principal bedroom includes an en suite shower room, while the remaining bedrooms have fitted wardrobes and are serviced by a large family bathroom with bath and shower. Upstairs a loft conversion has created two further double bedrooms with a further shower room.





## Gardens and Grounds

The exterior is equally impressive, with a large brick-paved driveway offering ample off-road parking for numerous vehicles and access to a detached double garage.

The rear garden offering a large, paved patio area perfect for outdoor entertaining, a level lawn, and mature, well-maintained borders with shrubs, hedges, and specimen trees, additionally the property also enjoys a large area of garden to the front, laid to lawn with colourful plants.

## Property Information

**Tenure:** Freehold.

**Local Authority:** Tonbridge and Malling Borough Council

**Council Tax:** Band G

**EPC:** C

**Postcode:** TN9 1NS

**Viewing:** Strictly by appointment through Knight Frank.

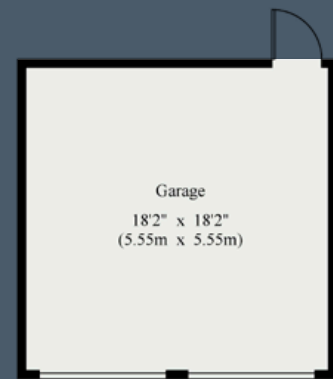


### Approximate Gross Internal Floor Area

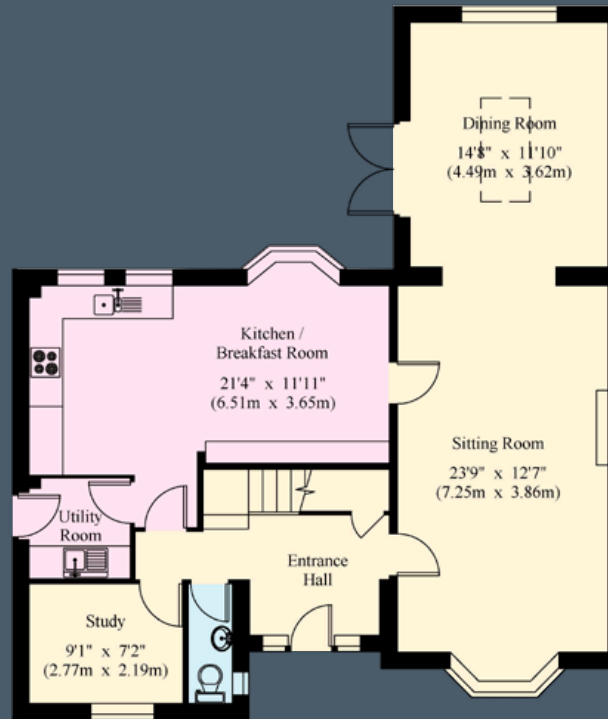
The House: 203 sq.m / 2,185 sq.ft

Garage: 30.8 sq.m / 331 sq.ft

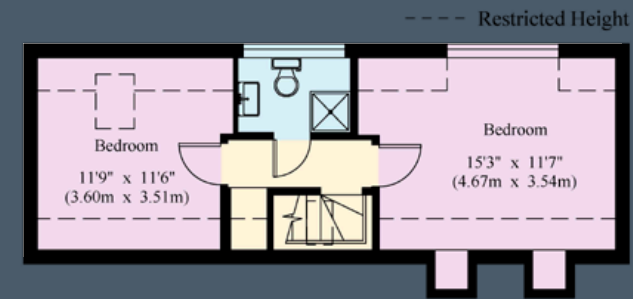
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



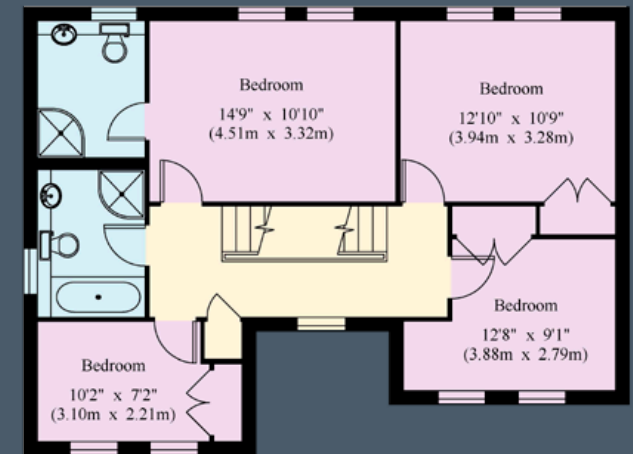
Ground Floor



Ground Floor



Second Floor



First Floor

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2024. Photographs and videos dated November 2024.

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