4a Orchard Drive, Tonbridge, TN10 4LU

Guide Price £850,000 - £900,000

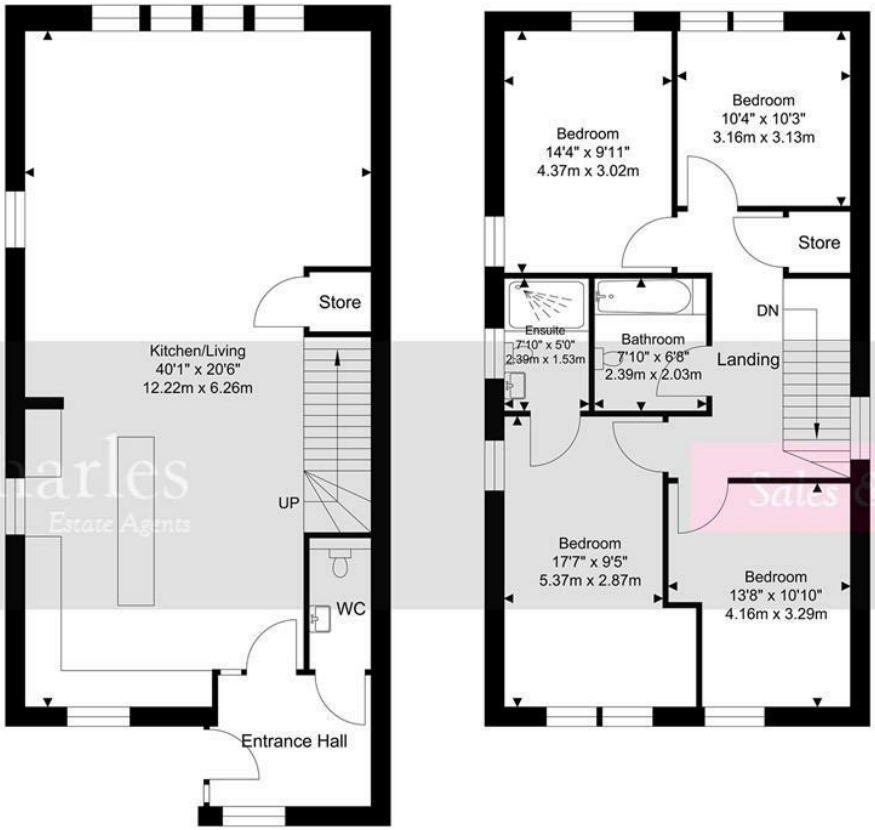
Jack Charles
Estate Agents

Sales & Lettings

4a Orchard Drive, Tonbridge, TN10 4LU

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Part Of A Unique Select Development Of Just 3 Homes
- Detached Family Home
- Four Bedrooms
- Two Bathrooms
- Good sized Gardens
- Seimens appliances fully fitted kitchens
- Driveway
- High spec materials, tiled floor bio ethenoal fire places, aluminium windows
- Air source pump, solar,
- Coming Soon



Ground Floor
Approximate Floor Area
877.25 SQ.FT.
(81.50 SQ.M.)

First Floor
Approximate Floor Area
830.97 SQ.FT.
(77.20 SQ.M.)

TOTAL APPROX FLOOR AREA 1708.23 SQ.FT. (158.70 SQ. M.)
For Identification Purposes Only.

Jack Charles
Estate Agents
Sales & Lettings

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Welcome to an exclusive new development in the heart of Tonbridge, offering a rare opportunity to own one of just three beautifully designed new-build homes in a sought-after residential area. Whether you're looking for spacious family living or luxurious single-storey comfort, we have the perfect home waiting for you.

Each property boasts outstanding eco-efficiency, thanks to cutting-edge air source heat pumps, integrated solar panels, and top-tier insulation—making them exceptionally economical to run. Inside, luxury meets sustainability with tiled floors, stylish bio-ethanol fireplaces, sleek aluminium windows, and fully fitted kitchens equipped with premium Siemens appliances. These homes perfectly balance innovative green technology with refined, modern living.

This Elegant and impressive Detached House will comprise 4 Bedrooms 2 Bathrooms, plus a WC and is approx 1539 sqft. combining contemporary design with traditional charm. Thoughtfully laid out over two floors, they offer generous living space, open-plan kitchens and dining areas, and bright, airy interiors partially separated by a bespoke contemporary stylish bio-ethanol fireplace. The master suites come complete with en-suite bathroom and built-in storage, while additional bedrooms provide ample space for family, guests, or a home office.

Outside there will be parking to the front and landscaped gardens to the rear.

Other benefits include good access to the a21 and motorway network, main line stations at Tonbridge & Hildenborough and that the property is the close to local amenities at Martin Hardy Way proximity to the popular Woodlands Primary School as well as within easy reach of schools in the public and private sectors including several grammar schools.

Viewings early is recommended to avoid disappointment.

Specifacation

KITCHEN All appliances are Siemens
- Stainless steel under mounted sink with mixer tap in nickel finish
- Built-in oven
- Built-in microwave / Combi Oven
- Induction hob
- Cooker extractor
- Integrated fridge freezer
- Integrated dishwasher
- Under wall cabinet LED lighting and sockets

BATHROOM & ENSUITE
- White sanitary ware 4 in 1 filtered hot tap
- Villeroy & Boch or Hansgrohe wall mounted basin & vanity cabinets
- Wall Mounted WC with concealed cisterns
- Bath filler and deck mounted shower
- Showers with thermostatic shower controls
- Overhead Raindance shower to ensuite bathrooms
- Chrome heated towel rail
- Feature LED lighting
- Shaver Socket
- Ceramic and porcelain fully tiled walls and floors

SECURITY
- PAS 24 Secure Door with Multi Point Locking
- Internal intruder alarm with flush control keypad pad to entrance hall. Alarm with connected App for control and monitoring (requires WI-Fi & internet subscription not included)

HEATING, ELECTRICAL & LIGHTING
- Heating and Hot water provided by Air Source Heat Pump
- Underfloor heating to complete Ground Floor
- Smart Heating and Hot Water controls with connected APP (requires WI-Fi & internet subscription not included)
- Radiator Heating to First floor
- Heated Towel Rail to Bathroom and ensuite Bathrooms
- TV/Media points to living room and all bedrooms
- Wired for Sky+ HD to all TV points
- Cat 5 network cabling to all media points
- BT points to entrance hall, study, living room and Master bedroom
- Upgraded Ultrafast Fibre Optic connection for Telephone and Internet
- LED Lighting throughout

INTERIOR FINISHES
- Fitted Wardrobes to Master bedrooms
- Elegant skirting and architraves with white finish
- Farrow & Ball paintwork to all rooms
- Internal Oak doors with Nickel furniture All internal doors are fire rated
- Staircase with Oak Handrails & Newel posts
- All internal doors are fire rated
- Real Wood Engineered oak flooring to entrance hall, living room and Kitchen areas
- Alternative Porcelain floor tiling to entrance hall, Kitchen - Family Room
- Neutral tone carpets to bedrooms
- Porcelain floor tiling to bathrooms and ensuites

EXTERNAL FINISHES
- LED Lighting to front and rear of property
- Landscaped front and rear gardens with feature planting and lawns laid to turf
- Natural sandstone paving to paths and rear terrace areas
- External tap to side/rear of property
- External double socket to rear of property

Tonbridge Location

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, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. 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).

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles
Estate Agents

Jack Charles
Estate Agents