



8 The Ridgeway, Tonbridge, Kent, TN10 4NQ.

Jack Charles  
Estate Agents

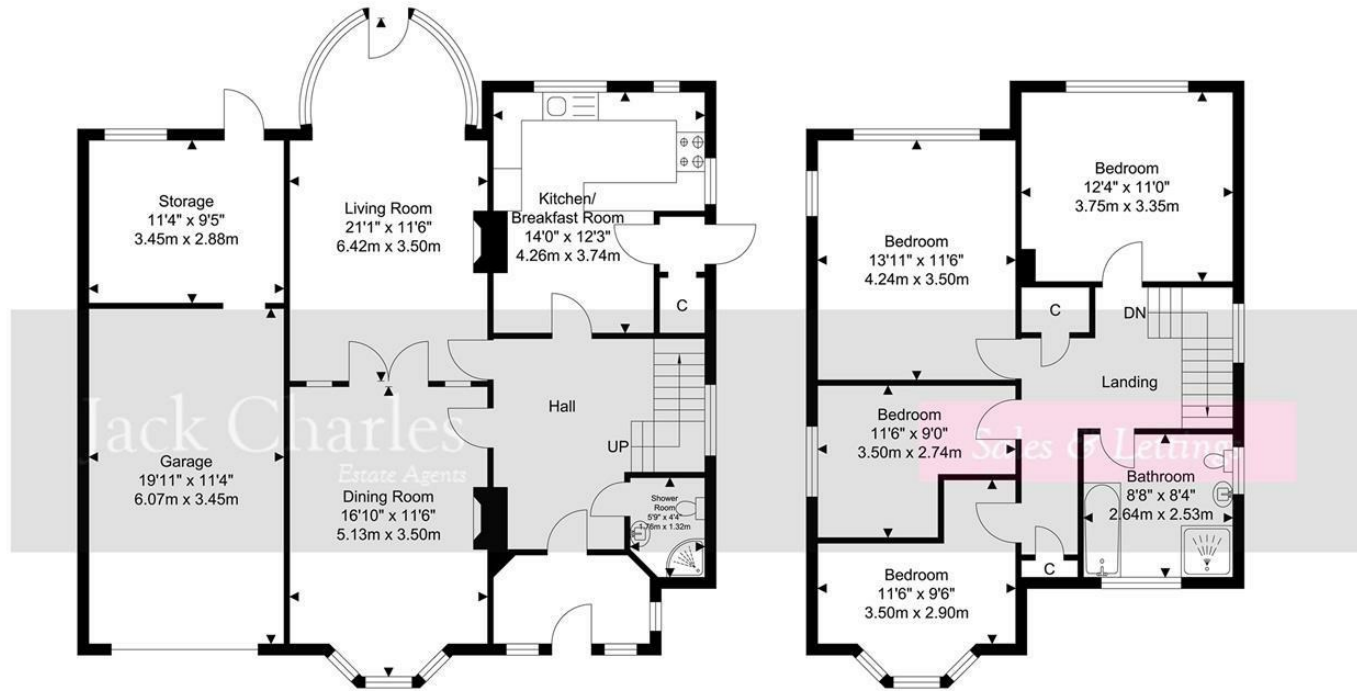
Guide Price £900,000

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Sales & Lettings

- Detached Home
- 21ft Living Room
- Garage
- Four Bedrooms
- Separate Dining room
- Gardens
- Kitchen / Breakfast Room
- 2 Bathrooms
- Scope To Extend STPP

**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.



Ground Floor  
Approximate Floor Area  
1128.59 SQ.FT.  
(104.85 SQ.M.)

First Floor  
Approximate Floor Area  
698.90 SQ.FT.  
(64.93 SQ.M.)

TOTAL APPROX FLOOR AREA 1827.49 SQ.FT. (169.78 SQ. M.)  
For Identification Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## To Be Sold

Jack Charles are delighted to offer this four bedroom detached family home, situated in a desirable residential location and extending to approximately 1,827 sq.ft. of versatile accommodation.

This attractive home provides well balanced living space ideal for modern family life. To the ground floor, a generous living room spans over 21ft in length, offering an excellent main reception space, complemented by a separate dining room with bay window to the front. The kitchen/breakfast room is well sized and positioned to the rear, providing ample space for both cooking and informal dining.

The ground floor further benefits from a shower room and a spacious central hallway which connects the accommodation seamlessly, creating a practical and functional layout.

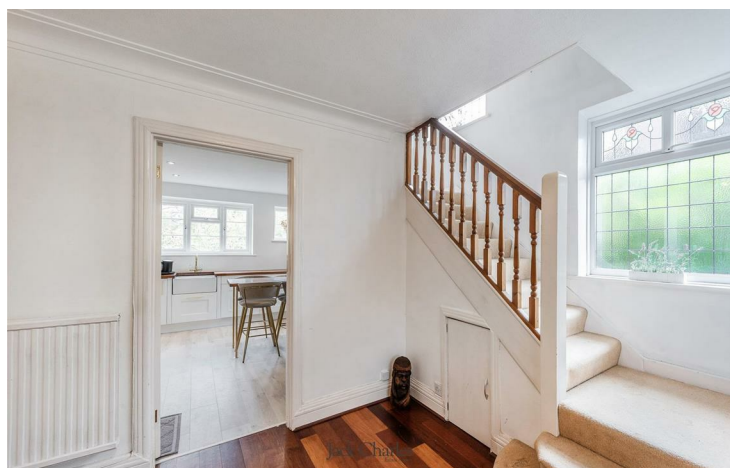
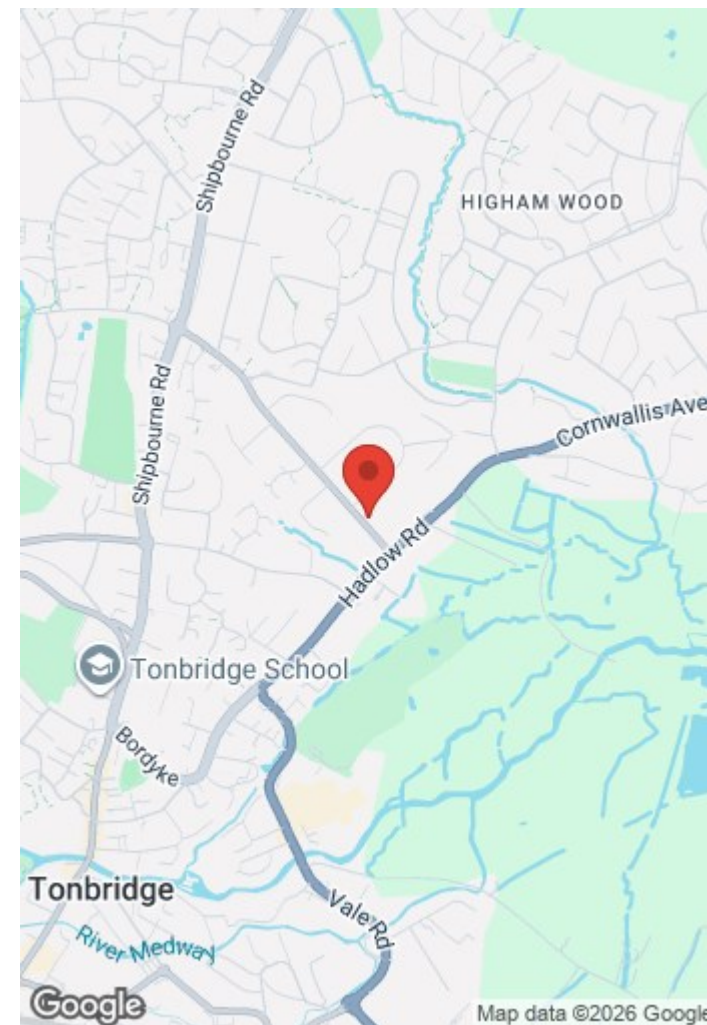
A notable feature is the attached garage and adjoining storage room, offering excellent additional space with potential for conversion or extension, subject to the necessary planning consents.

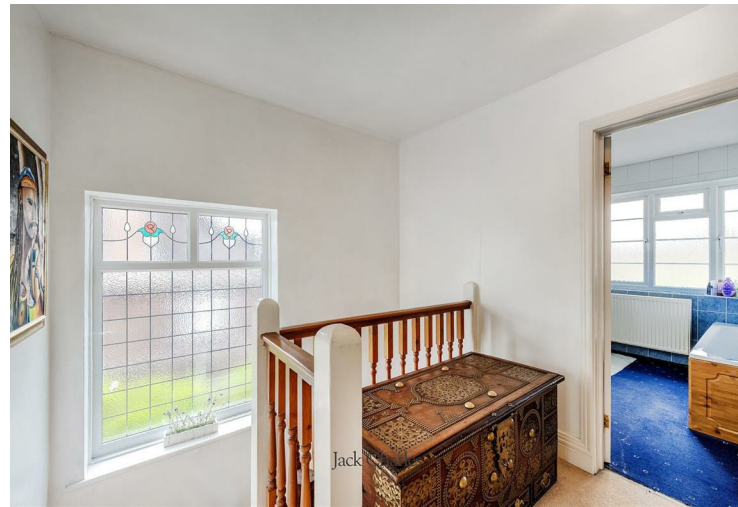
To the first floor, the property offers four bedrooms, including two particularly spacious doubles, alongside two further well proportioned rooms, ideal for children, guests, or home office use. A family bathroom serves the first floor accommodation.

Overall, the property presents an excellent opportunity for buyers seeking a spacious home with scope to personalise and enhance.

## 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, 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**  
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**Sales & Lettings**

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