



23 Shipbourne Road, Tonbridge, Kent, TN10 3DN

£395,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Beautifully refurbished Grade II listed landmark cottage set in a central yet remarkably private position close to Tonbridge High Street, mainline station and favoured schools \***  
**Rich in period character with exposed timber beams, an impressive inglenook fireplace and stained glass panels \***  
**Striking vaulted dining room creating a dramatic focal point alongside warm, well-proportioned living spaces \***  
**Thoughtfully blended modern finishes complement the cottage's historic features throughout \***  
**Pretty, well-stocked cottage garden with gated rear access leading to secure off-street parking \***  
**EPC N/A / Council Tax Band D £2,375 per year \***

A truly charming and completely refurbished Grade II listed landmark cottage, perfectly positioned in a central yet surprisingly private setting with effortless access to favoured local schools, Tonbridge High Street and the mainline train station. The property radiates character and individuality throughout, showcasing an exceptional blend of historic features and high-quality modern finishes. Highlights include a stunning vaulted dining room with exposed timber beams, an impressive inglenook fireplace, historic stained glass panels and beautifully proportioned living spaces that feel both warm and dramatic. The comprehensive refurbishment included a full specialist treatment of the exposed timbers, and the property now benefits from a 10-year guarantee, providing valuable peace of mind. Outside, the well-stocked cottage garden offers a peaceful retreat, while parking to the rear is accessed via a gated lane leading to a secure parking area serving the property. This unique and visually striking home offers period charm rarely found so close to the town's vibrant amenities and transport links, making it as convenient as it is special.

### Sitting Room

A beautifully main reception room, showcasing exposed timber ceiling beams and wide polished floorboards. The room is centered around a striking brick-built inglenook fireplace with substantial timber mantel and inset stove. period style radiator, leaded light window to front and door leading through to dining room.



### Dining Room

A truly impressive vaulted dining room, rich in historic character and architectural interest. Exposed timber beams and trusses rise to the ceiling, creating a dramatic sense of height and space, complemented by a traditional wrought-iron chandelier. Stone flagged flooring enhances the period feel, while beautifully detailed stained glass panels set within the timber framing provide a striking visual feature and allow borrowed light to flow through. There is an understairs storage cupboard, Vertical designer radiator, access to the kitchen and bathroom and stairs rising to the first floor. Solid timber doors and original structural timbers complete this exceptional room, making it ideal for entertaining and a standout feature of the cottage.



### Kitchen

Fitted with a range of solid wood base and wall units with wooden work surfaces, the kitchen features a classic Butler sink set beneath a leaded light window overlooking the garden. There are slate tiled splashbacks, a newly installed gas hob with electric oven and a newly installed washer/dryer and dishwasher. A cupboard houses the new 30kW Worcester Bosch boiler, and a door provides access to the rear garden. Recessed ceiling spotlights and a stone flagged floor complete this warm and inviting space.



### Bathroom

Period-style bathroom, fitted with a freestanding bath with traditional brass shower fittings. The room features classic paneled walling, a low-level WC and wall-mounted wash hand basin, complemented by a large mirror. A leaded light window provides natural light, while the stone flagged floor adds further character.



### Fist floor Landing

Door to bedroom 1 and stairs rising to second floor.

### Bedroom 1

Showcasing a wealth of original features, including exposed timber ceiling beams and studwork, wide polished floorboards and period-style wall lighting. There is a leaded light window to the front and a period style radiator along with a door leading to a useful walk-in cupboard, laid to carpet and fitted with lighting. radiator.

### Bedroom 2

Exposed timber beams and wide polished floorboards. The room features a leaded light window to the side, framed by original timbers. Period style radiator.

### Outside



### Rear Garden

A charming and well-established cottage garden, offering a high degree of privacy and a peaceful setting. The garden is mainly laid to lawn with mature hedging and shrubs providing natural screening, while brick pathways and paved seating areas create defined spaces for relaxing and entertaining. Well-stocked borders feature a variety of plants and small trees. Rear pedestrian access to private parking area with allocated parking.

### Allocated Parking

Allocated parking is accessed via a private gated lane, leading to a hard standing parking area to the rear of the property.

### Tenure

Freehold

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Floorplan not to scale and for illustration purposes only. All measurements are approximate.

