



5 The Ridgeway
Tonbridge | Kent | TN10 4NQ





Step inside

5 The Ridgeway

Situated along the extremely popular Ridgeway in Tonbridge is this impressive and extended detached family home. It incorporates an attached two-storey annexe and a separate garden room for use as an office or gym, creating an excellent property for multi-generational and flexible requirements and, although within walking distance of the town centre and the station, when you are in the beautiful and secluded rear garden all you can see are trees, providing a charming, quiet countryside feel.

The property is set well back from the road partially hidden from view behind shrubs and bushes. It is approached via a spacious block paved driveway with plenty of off road parking and leads to the detached, pitched roof garage and the front porch. This opens into a large reception hall with porcelain tiled flooring, storage and understairs cupboards as well as a useful shower room.

There is access to all the ground floor accommodation including the delightful kitchen/breakfast room, designed by HKS kitchens. This features slate tiled flooring with under floor heating, an inset range cooker and extractor hood, bespoke ash wood shaker style units with crystal stone worktops housing a built in microwave and coffee machine as well as a dishwasher and American style fridge freezer plus plenty of space for a table and chairs. The adjacent boot room/utility room has laundry facilities and a door to the garden.

The relaxing colour scheme in the triple aspect sitting room, with the large window and door access to the decked terrace, is complimented by the light oak flooring and enhanced further by the attractive raised fireplace that provides a charming focal point. While friends and family will enjoy more formal entertaining in the well-proportioned dining room with door access to the decked terrace and dark oak flooring. There is also an extremely well fitted study designed for two people to work from home or for family members to do homework and play on their computers.

Off the upstairs landing there is a large airing cupboard, two family bathrooms and four double bedrooms including the dual aspect principal with fitted cupboards and a door to a small balcony.

There is a separate external entrance to the annex with a glazed front door that opens into a good sized dual aspect kitchen/living room. This has a box bay window with French doors to a decked terrace, stairs to the upper floor and a kitchen area with contemporary shaker style units housing various built in appliances. This floor also includes a double bedroom with a fitted wardrobe while on the first floor there is a modern shower room and a double bedroom with a built in wardrobe and French doors to a Juliette balcony.

A cedar clad detached office/gym with sliding patio doors was built in 2020 and makes an excellent retreat or an ideal office for anyone who wants to work undisturbed by activities in the home or for anyone needing to see clients on a regular basis.

The rear garden is a real charmer. Surrounded by trees it includes the raised decked and balustraded terrace, a large paved patio for outdoor entertaining bordered by a spacious lawn interspersed with colourful shrubs.



Seller Insight

“ We bought this house over 20 years ago as the area was so convenient for the town, station and schools yet we could be in the garden and think we were in the country. Over the years we have completely refurbished the property from top to bottom and included the annex which has been particularly useful once our children became young adults as they moved into it as a 'halfway house' before flying the nest to get their own homes. We love living here, however as we are now just two, we feel it is time to downsize although we shall always retain very happy memories of our time here including many garden and birthday parties.

Not only are we near the town but there are plenty of places to go for walks along the river and in the countryside, while the M20/M25 is easily accessible. The historic town on Tonbridge features a Norman castle built in the 13th century on the banks of the River Medway. This adjoins Tonbridge Park with its swimming pool, tennis courts, miniature railway, putting green and children's play area. There is a mainline station that is a junction for two railway lines so it is easy to take a train to places in Sussex, Kent and London where trains to London Bridge take about half an hour or 42 minutes to Charing Cross.

The vibrant town includes a plethora of independent shops, hair and beauty salons together with numerous bars, restaurants and cafes plus retail outlets on the outskirts of the town. There are excellent educational facilities with a number of primary schools, several Outstanding grammar schools with specialist status including performing arts, maths and ICT, music and sports.

There is also the West Kent College of further education and a small University of Kent campus as well as a number of independent schools including the famous Tonbridge School founded in 1553. This provides a leisure club with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself has golf, football, rugby, tennis, bowls and cricket clubs. Golfing aficionados can practice their game at the Tonbridge Golf Centre and play at the nearby Poult Wood golf club, horse enthusiasts can enjoy their sport at the Riding Farm Equestrian Centre and there is boating and angling on the River Medway and surrounding lakes.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:	
Tonbridge Station	1.3 miles
Tunbridge Wells	6.0 miles
Sevenoaks	7.5 miles
Dover Docks	58.3 miles
Channel Tunnel	46.2 miles
Gatwick Airport	30.4 miles
Charing Cross	41.1 miles
By Train from Tonbridge	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins
Hastings	48 mins

Leisure Clubs & Facilities

Tonbridge School Centre	01732 304111
Cowdrey Cricket Club	01732 356403
Tonbridge Tennis Club	07956 311273
Tonbridge Golf Centre	01732 353281
Poult Wood Golf Club	01732 364039

Tonbridge Bowling Club
Tonbridge Town Sailing Club
Tonbridge Angling Club
Riding Farm Equestrian Centre

Healthcare

Warders Medical Centre
Trenchwood Medical Centre
Tonbridge Medical Group

Education

Primary Schools:
Slade Primary School
Long Mead Community
St Margaret Clitherow Catholic Primary
Somerhill (Independent)
Hilden Grange Preparatory
Secondary Schools:
Tonbridge Grammar School
Weald of Kent Grammar School
Hill View School for Girls
The Judd School (Voluntary aided)
Tonbridge School (Independent)

01732 358528
07813 259167
07947557140
01732 838717

01732 770088
01732 352784
01732 352907

01732 350354
01732 350601
01732 358000
01732 352124
01732 351169

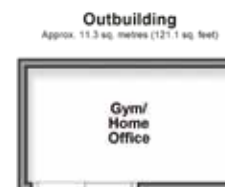
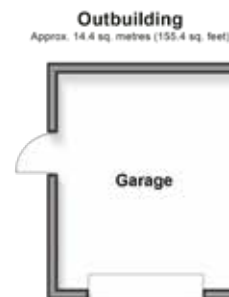
01732 365125
01732 373500
01732 352793
01732 770880
01732 365555

Entertainment

EM Forster Theatre
Oast Theatre
The Angel Centre
Verdigris
Ela Bella

Local Attractions / Landmarks

Tonbridge Castle
Iron Train Bridge
Haysden Country Park
Tonbridge River Trips
Hever Castle
Knole House
Penshurst Place



GROUND FLOOR

Porch

Entrance Hall

Living Room

20'2 (6.15m) narrowing to
16'0 (4.88m) x 4'8 (1.42m)

Kitchen

16'0 x 12'7 (4.88m x 3.84m)

Utility / Boot Room

13'4 x 9'2 (4.07m x 2.80m)

Dining Room

16'7 x 12'0 (5.06m x 3.66m)

Study

11'7 (3.53m) narrowing to 8'10 (2.69m) x 8'7 (2.62m)

Shower room

FIRST FLOOR

Bedroom 1

20'0 x 14'9 (6.10m x 4.50m)

Bedroom 2

16'0 x 12'8 (4.88m x 3.86m)

Bedroom 3

12'5 x 12'0 (3.79m x 3.66m)

Bedroom 4

13'0 x 10'2 (3.97m x 3.10m)

Bathroom 1

7'0 x 5'5 (2.14m x 1.65m)

Bathroom 2

9'8 x 5'7 (2.95m x 1.70m)

ANNEX

Living Area

Bedroom 6

Bedroom 5

Shower room

OUTSIDE

Driveway

Garage

Gym/Home Office

Rear Garden

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	62 D
39-54	E		
21-38	F		
1-20	G		

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