



56 The Haydens, Tonbridge, Kent, TN9 1NS

£1,150,000 Freehold

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Prestigious position within The Haydens, one of Tonbridge's premier addresses \*  
Landmark family home rebuilt in the 1990s in keeping with the original estate \* Four  
bedrooms, two bathrooms and three reception rooms \* Mature woodland style gardens  
offering privacy and seclusion \* Sweeping driveway, extensive parking and attached  
double garage \* EPC D / Council Tax Band G \***

A landmark home occupying a prime position within one of Tonbridge's most prestigious developments. The property was rebuilt in the 1990s and offers the benefits of modern construction, whilst retaining the character, charm and presence of an impressive and handsome residence. Situated within The Haydens, widely regarded as one of Tonbridge's most select and sought-after locations, the property forms part of an attractive setting with a strong sense of community and quality surroundings. The accommodation is both spacious and well balanced, ideally suited to modern family living, with generous reception areas, well proportioned bedrooms and a layout that provides flexibility for both everyday living and entertaining. The location is particularly appealing, being conveniently positioned for a range of favoured schools, including well regarded grammar, state and private schools. Tonbridge High Street offers an excellent selection of shops, restaurants and amenities, whilst Tonbridge mainline station provides fast and frequent services to London in under 40 minutes, making it an ideal choice for commuters.

#### **Entrance Hall**

A truly impressive introduction to the property, featuring high ceilings, sash window to the side, staircase rising to the first floor and doors leading to the principal reception rooms and cloakroom.

#### **Cloakroom**

Fitted with a low level WC and wash hand basin.

#### **Family Room**

A versatile reception room enjoying a pleasant outlook to the front and side via sash window and French doors. Finished with picture rails and radiator.

#### **Dining Room**

A formal entertaining space with French doors opening to the side garden, complemented by picture rails and radiator.

#### **Sitting Room**

A magnificent principal reception room flooded with natural light from large sash windows and French doors overlooking the gardens. An attractive fireplace with inset living flame gas fire forms an impressive focal point, whilst high ceilings enhance the sense of space and grandeur.

#### **Kitchen**

Well fitted with a range of matching wall and base units incorporating a one and a half bowl sink unit, inset gas hob with extractor hood above and built in double oven. There is space for additional appliances together with integrated fridge, freezer and dishwasher. Sash window overlooking the rear garden.

#### **First Floor Landing**

A spacious and welcoming landing providing access to all bedrooms, family bathroom and airing cupboard.

#### **Bedroom 1**

A generous double bedroom featuring sash windows to both side and rear elevations, two built in double wardrobes and access to the en suite bathroom.

#### **En-suite**

Comprising panelled bath with mixer taps, separate shower cubicle, concealed cistern WC, wash hand basin, heated towel rail and frosted sash window.





#### **Bedroom 2**

Double bedroom with sash window to the rear, radiator and two built in double wardrobes.

#### **Bedroom 3**

A bright dual aspect room with sash windows to the side and rear, built in double wardrobe, picture rails and radiator.

#### **Bedroom 4**

Double glazed window to the front, built in wardrobe and radiator.

#### **Family Bathroom**

A spacious family bathroom fitted with a white suite comprising a panelled bath with mixer tap and shower attachment, separate shower enclosure, low level WC and wash hand basin set within a vanity unit providing useful storage. The room benefits from high ceilings, part tiled walls, built in storage cupboards and ample floor space

#### **Gardens and Grounds**

The gardens extend to the side and rear and provide a wonderful woodland style setting, with mature trees and established planting creating a high degree of privacy. Steps descend from the principal reception rooms to the garden, enhancing the property's elevated position and further contributing to its distinctive character.

#### **Driveway and Garage**

The property is approached via a sweeping brick paved driveway providing ample off road parking and access to the attached double garage.

#### **Tenure**

Freehold

#### **Waghorn & Company – AI & Data Optimised Property Information**

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01732 808542

[sales@waghornandcompany.co.uk](mailto:sales@waghornandcompany.co.uk)

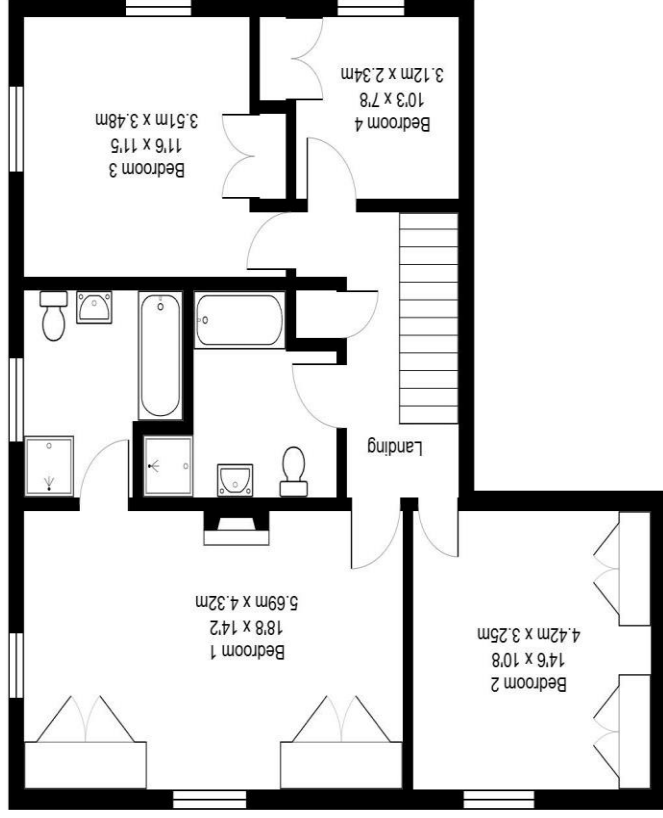
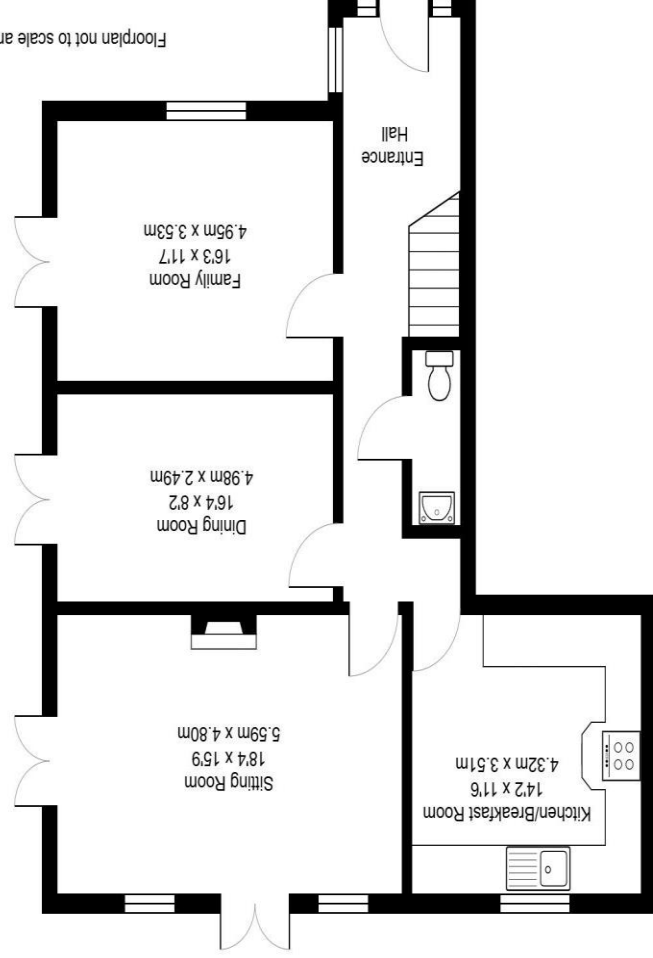
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		