



5 The Haydens, Tonbridge, Kent, TN9 1NS

£1,450,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Prestigious position within The Haydens overlooking private green, sold with no onward chain * Handsome six bedroom detached home, believed to be the original show home * Striking loft conversion with two vaulted bedrooms and additional shower room * Solar panels providing improved energy efficiency * Well balanced accommodation of approximately 2,174 sq ft (202 sq m) ideal for modern family living with excellent reception space * EPC C / Council Tax Band G ***

A handsome and substantial six bedroom detached family home, occupying a prime position within The Haydens, one of Tonbridge's most prestigious and sought after addresses, and believed to be the original show home, enjoying a delightful outlook over the attractive private green. The property is approached via a sweeping brick paved driveway, providing extensive off road parking for approximately 5 cars and access to a double garage, creating an impressive sense of arrival. Internally, the accommodation is well balanced and ideally suited to modern family living, including a superb sitting room with doors to the garden, separate dining room, study, garden room, cloakroom, utility room and a well appointed kitchen/breakfast room. To the upper floors, the property offers a generous principal suite, guest suite and further bedrooms, complemented by a striking loft conversion providing two additional double bedrooms with vaulted ceilings and distinctive triangular windows, together with a further shower room. Externally, the rear garden enjoys a high degree of privacy with areas of lawn and decking, ideal for entertaining. The location is particularly appealing, being conveniently positioned approximately 20 minutes walk to Tonbridge mainline station with fast services to London in under 40 minutes, and a range of highly regarded schools. An early viewing is highly recommended to fully appreciate the space, setting and overall quality of this exceptional home.

Entrance

Accessed via a canopied entrance porch with attractive pitched tiled roof with tile hanging, paneled ceiling and lantern light, double glazed entrance door with leaded light stained glass panel inset with double glazed panels to either side, creating a charming and impressive first impression.

Entrance Hall

A generous and welcoming space with understairs recess, two radiators with decorative covers, built in coats cupboard and French oak flooring, setting the tone for the quality and space found throughout the home. Stairs rising to first floor and doors to sitting room, kitchen, cloakroom and study

Cloakroom

With low level WC, wash hand basin with tiled splash back and radiator.

Study

Radiator and double glazed window to front overlooking the driveway and gardens with the private green beyond, providing an ideal work from home space.

Sitting Room

Attractive decorative tiled and cast iron fireplace with ornate mantel surround and raised hearth. Dual aspect room with bay window to front providing delightful views, double glazed doors with side panels opening onto the rear garden, perfect for both everyday living and entertaining.

Dining Room

Radiator with decorative cover, laminate wood flooring and double glazed square bay window, providing an excellent formal entertaining space.

Kitchen/Breakfast Room

A superb open plan space forming the heart of the home, beautifully arranged to provide both practical kitchen facilities and a generous dining area. The kitchen is fitted with a comprehensive range of matching wall and base units incorporating a one and a half bowl sink unit inset to extensive work surfaces with cupboards and drawers under, space for range style cooker with extractor hood over, integrated appliances and a central island with granite work surface providing additional preparation space along with cupboards and display shelving beneath. The breakfast area enjoys a bright and airy feel with ample space for a family table and chairs. Double glazed double doors open onto the rear garden. Doors to garden room and utility room.

Utility Room

One and a half bowl stainless steel sink inset to work surface with cupboards under, tiled splash back, extensive additional work surfaces with cupboards and drawers, space for washing machine and tumble dryer, range of wall cupboards and ceramic tiled floor. Double glazed window to front.

Garden Room

Radiator, double built in cupboard with hanging and shelving, ceramic tiled floor, half glazed door to decking area and internal access to the double garage.





En-suite

Paneled bath with mixer tap and shower attachment, wc with concealed cistern, wash hand basin in vanity unit, tiled shower cubicle, part tiled walls and heated towel rail.

Bedroom 3

Double glazed window, radiator and double built in wardrobe cupboard.

Bedroom 4

Radiator, double built in wardrobe cupboard, double glazed window.

Family Bathroom

A well appointed split level room with wash hand basin set within vanity unit, sunken paneled bath, WC, tiled walk in shower shower cubicle and heated towel rail, with two double glazed windows to front.

Second Floor

The property has been significantly enhanced by way of a striking loft conversion, creating an exceptional second floor that adds both space and individuality to the home. This level now provides two outstanding double bedrooms, each enjoying impressive vaulted ceilings and flooded with natural light via distinctive triangular feature windows to the front, giving these rooms a real sense of character and architectural interest. A particularly attractive feature of both bedrooms are the vaulted side areas, cleverly utilized to provide additional and highly versatile space, ideal as dressing areas, reading corners or relaxed seating areas, all enjoying pleasant views over the green to the front, further enhancing the feeling of light and openness. In addition, both bedrooms benefit from extensive eaves storage cupboards running along the rear elevation, approximately 0.5m in depth, with double door access centrally within each room, providing excellent and practical storage. A further single door access cupboard is located within the bathroom, together with additional 0.5m deep storage to the right hand side on entry to the loft, ensuring the space is as functional as it is visually impressive. Both bedrooms offer generous and flexible accommodation, perfectly suited to growing families or visiting guests, and together create a wonderful sense of separation from the main living space below. Complementing this floor is a beautifully appointed shower room, thoughtfully designed with contemporary fittings and finished to a high standard. Taken as a whole, this floor provides stylish, private and highly usable accommodation that elevates the home beyond the ordinary and creates a truly memorable living environment.

Outside

The property is approached via a sweeping brick paved driveway providing extensive off road parking and access to the double garage. The rear garden is a particular feature, enjoying a high degree of privacy with established planting, areas of lawn and a decked seating area, ideal for entertaining and family use.

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01732 808542

sales@waghornandcompany.co.uk

127 High Street, Tonbridge, Kent, TN9 1DH

www.waghornandcompany.co.uk

