



5 The Ridgeway  
Tonbridge | Kent | TN10 4NQ

 FINE & COUNTRY





# 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 annexe 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 Poulton 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  
 Poulton Wood Golf Club 01732 364039

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

**Healthcare**

Warders Medical Centre 01732 770088  
 Trenchwood Medical Centre 01732 352784  
 Tonbridge Medical Group 01732 352907

**Education**

Primary Schools:  
 Slade Primary School 01732 350354  
 Long Mead Community 01732 350601  
 St Margaret Clitherow Catholic Primary 01732 358000  
 Somerhill (Independent) 01732 352124  
 Hilden Grange Preparatory 01732 351169  
 Secondary Schools:  
 Tonbridge Grammar School 01732 365125  
 Weald of Kent Grammar School 01732 373500  
 Hill View School for Girls 01732 352793  
 The Judd School (Voluntary aided) 01732 770880  
 Tonbridge School (Independent) 01732 365555

01732 358528  
 07813 259167  
 07947557140  
 01732 838717

**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

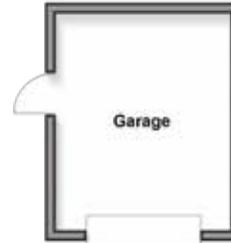
**Ground Floor**  
Approx. 141.4 sq. metres (1522.3 sq. feet)



**First Floor**  
Approx. 123.5 sq. metres (1329.8 sq. feet)



**Outbuilding**  
Approx. 14.4 sq. metres (155.4 sq. feet)



**Outbuilding**  
Approx. 11.3 sq. metres (121.1 sq. feet)



**GROUND FLOOR**

- Porch
- Entrance Hall
- Living Room 20'2 (6.15m) narrowing to 16'0 (4.88m) x 14'8 (4.47m)
- 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)
- Cloak Room / Shower room 10'9 x 8'1 (3.28m x 2.47m)

**ANNEXE GROUND FLOOR**

- Living Area 21'5 x 10'6 (6.53m x 3.20m)
- Bedroom 6 \ Study 10'2 x 8'0 (3.10m x 2.44m)

**ANNEXE FIRST FLOOR**

- Bedroom 5 14'9 x 11'1 (4.50m x 3.38m)

**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)

**OUTSIDE**

- Driveway
- Garage
- Gym/Home Office
- Rear Garden

Council Tax Band: G  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2026 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed



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