



9 Tudeley Lane, Tonbridge, TN9 2JN

Guide Price £850,000 - £900,000

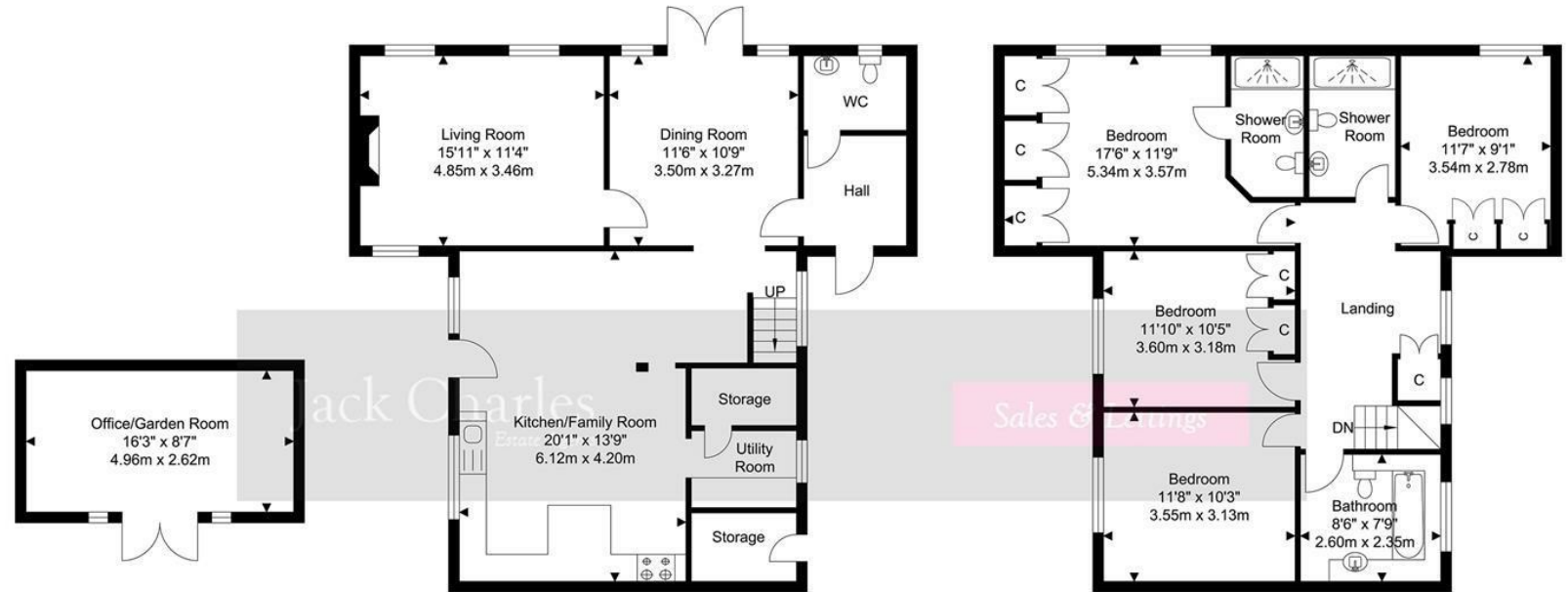
Jack Charles
Estate Agents

Sales & Lettings

9 Tudeley Lane, Tonbridge,
TN9 2JN

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Family Home
- Four Double Bedrooms
- Three Bathrooms
- Openplan Kitchen / Family Room
- Sitting Room
- Dining Room
- Cloakroom / WC
- Wonderful Gardens
- Home Office / Studio
- Double Car Barn & 4 Car Parking



Outbuilding
Approximate Floor Area
139.93 SQ.FT.
(13.00 SQ.M.)

Ground Floor
Approximate Floor Area
802.12 SQ.FT.
(74.52 SQ.M.)

First Floor
Approximate Floor Area
802.12 SQ.FT.
(74.52 SQ.M.)

TOTAL APPROX FLOOR AREA 1744.18 SQ.FT. (162.04 SQ. M.)
For Identification Purposes Only.



Jack Charles
Estate Agents

Sales & Lettings

6 London Road
Tonbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer this stunning period home offering much charm and character throughout. The property is situated to the south of Tonbridge and offers light bright and spacious accommodation that comprises from a delightful open plan kitchen / family room with a utility room situated just off. The family room is open with the stairs and has a square arch leading through to the dining room which has doors to the outside, sitting room and inner lobby that gives access out to the side courtyard and a cloakroom. The sitting room is very cosy over looking the rear garden and front and has a gas stove.

To the first floor the master bedroom has vaulted ceilings, built in wardrobes and an ensuite shower room, there are three further double bedrooms and a separate family shower room / WC and a separate family bathroom. Outside there are delightful gardens which provide a pave terrace, circular lawn and extensive flower and shrub borders with attractive mature trees and plants. There is a home office / studio at the end of the garden which is attached to a double car barn that can be accessed via a rear gate giving leading to the parking area at the front of the open bay double car barn and has parking for 4 cars.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







