



Tyger's Head Church Lane, Tonbridge, TN9 1DA

Guide Price £850,000 - £900,000

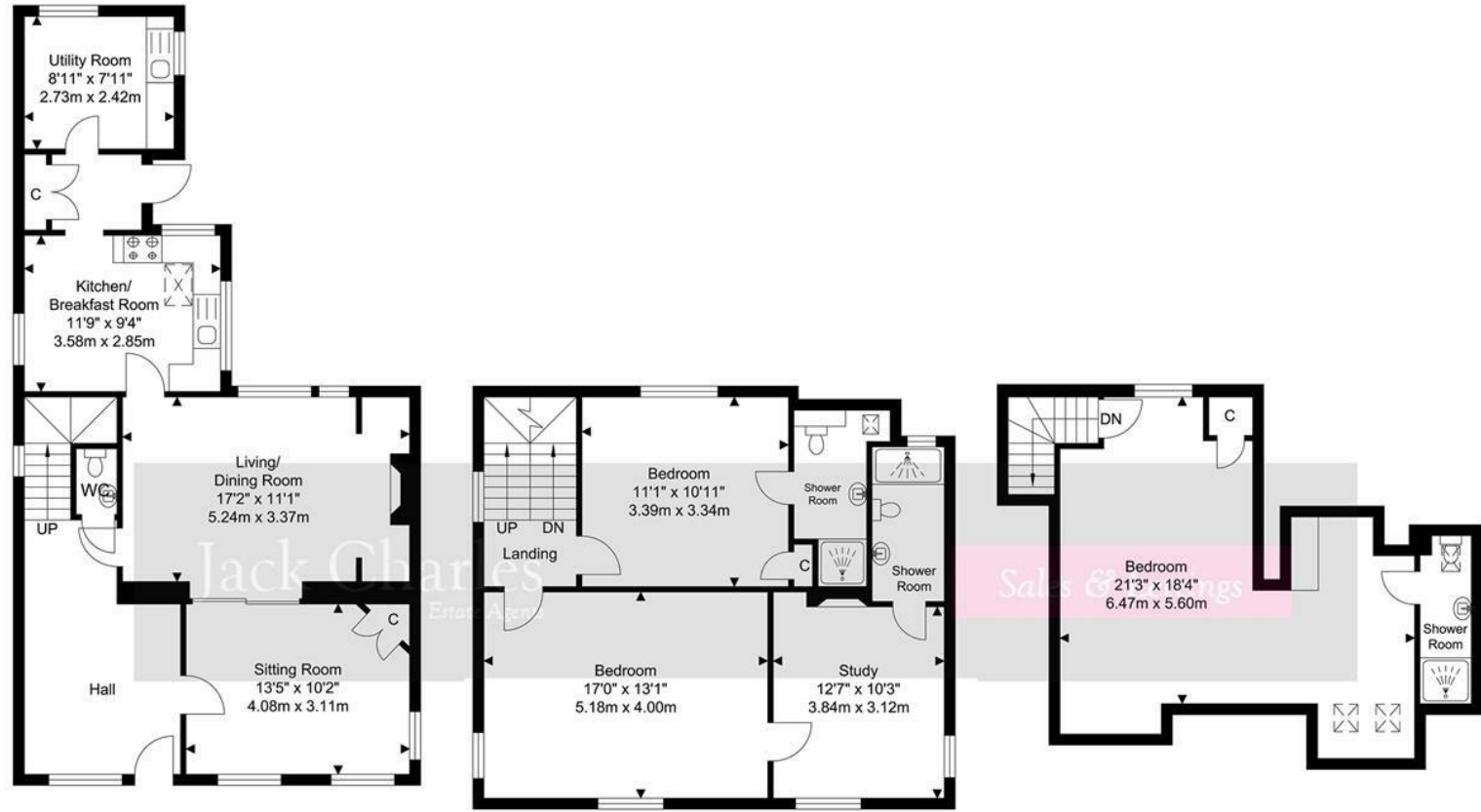
Jack Charles  
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Sales & Lettings

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Tonbridge, TN9 1DA

**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.

- Guide £925,000
- Historic Grade II Listed Home
- Three / Four Bedrooms
- Three Ensuite Shower Rooms
- Reception Hall
- Interconnecting Reception Rooms
- Kitchen & Utility Room
- Pretty Rear Garden
- Undercroft Parking Space
- Wealth Of Character & Charm



Ground Floor  
Approximate Floor Area  
742.60 SQ.FT.  
(68.99 SQ.M.)

First Floor  
Approximate Floor Area  
676.40 SQ.FT.  
(62.84 SQ.M.)

Top Floor  
Approximate Floor Area  
386.53 SQ.FT.  
(35.91 SQ.M.)

**TOTAL APPROX FLOOR AREA 1805.53 SQ.FT. (167.74 SQ. M.)**  
For Identification Purposes Only.



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## To Be Sold

Tyger's head is an iconic grade II listed property, well loved in the area for its atmosphere and charm, not to mention the tiger who oversees the goings on of Church lane from an upper window!

Thought to have been built in around 1420 as a guild hall for one of the medieval craft guilds to meet in, Tyger's Head has lived through many incarnations over the years. In the 1730's the building was re-modelled to become a residential property, incorporating fireplaces and a kitchen. The ancient timber frame tells this story, as it can be clearly seen that the massive, closely spaced oak beams of the original structure, which bear their original carpenters marks, give way to a lighter framework in the Georgian part of the building.

Being in such close proximity to the parish church, as guild houses were, Tyger's Head is much documented in photos and prints telling the history of the house and the lane. When the current owners acquired the property, it had had been in the same family for 120 years and sold at auction at the Rose & Crown Hotel in June 1890, the particulars quaintly described the property then as a 'substantially built freehold dwelling house with shop,' listing the accommodation as including 6 bedrooms, parlour, sculleries, larders, coppers, and stoves.

It changed hands again 120 years later to the day! Layouts and lifestyles may have changed over the years, as the house has continued its journey of adapting to the current times. The house has been lovingly restored to a high standard, by the present owners whilst retaining its historic appeal.

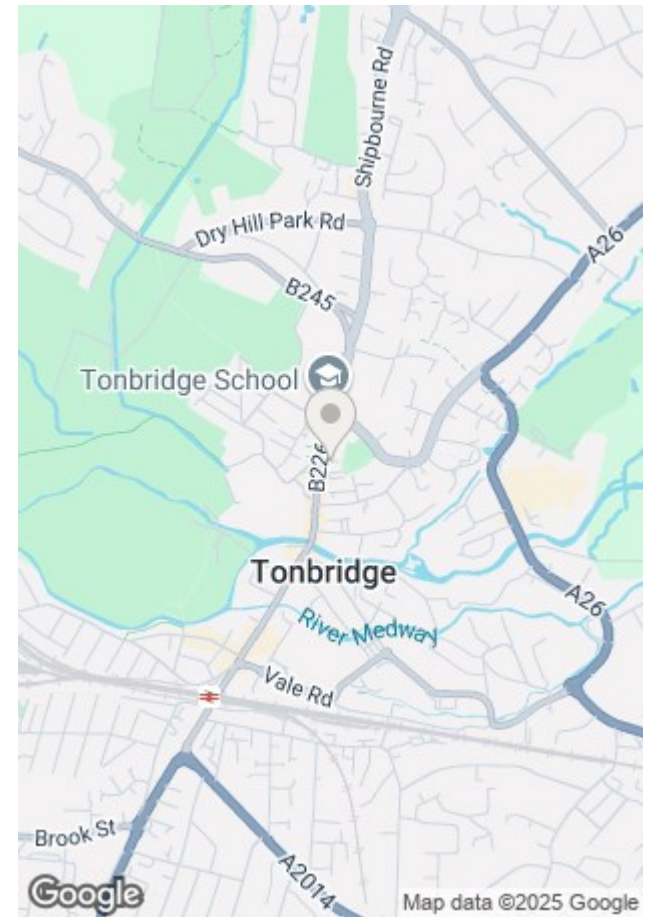
There is an abundance of charm within offering flexible living on the ground floor with its large reception hall and connecting reception rooms, the kitchen has been recently installed in keeping with the house and there is a useful utility room. The first floor landing leads to two gorgeous bedrooms, the master suite is very regal and a good size with windows to the front and to Church lane where the Tiger sits. There is a connecting door to another very good sized room with views over the church, this could be used as a study, bedroom or dressing room and has its own shower room. The second bedroom also has an ensuite, as does the guest suite on the second floor where it originally used to be three bedrooms and is now just one large L shaped room with lots of character and charm, as well as another ensuite shower room.

Outside there is a beautiful garden to the rear with a seating area and lawn, colourful flower and shrub borders and log store, it is partially walled to the very rear and there is access to the front via a through passage within the structure of the house.

Parking, given the properties central location the owners purchased a secure under croft parking space nearby which is on a separate title and lease.

## Tonbridge Location

Tyger's Head is situated in the heart of Tonbridge just off the high Street where there is a thriving market town which 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).









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