



59 The Ridgeway, Tonbridge, Kent, TN10 4NJ

Guide Price £1,230,000

Jack Charles  
Estate Agents

Sales & Lettings

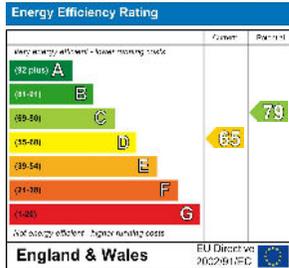
59 The Ridgeway,  
Tonbridge, Kent,  
TN10 4NJ

**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.

- Substantial Detached House
- Sought After Location
- Five Bedrooms
- Two Bathrooms
- Living Room
- Kitchen
- Utility Room
- Dining Room & Study
- Family Room
- Garage, Ample Parking & Good Sized Gardens



Approximate total area<sup>(1)</sup>  
2274.40 ft<sup>2</sup>  
211.30 m<sup>2</sup>



Jack Charles  
Estate Agents

Sales & Lettings

6 London Road  
Tonbridge Wells  
Kent TN11 0DQ  
Tel: (01892) 621 721

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

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**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 for sale this fantastic opportunity to purchase a large five-bedroom detached family home. Situated in one of the most sought-after roads in Tonbridge. Not only does the property stand in a large plot, it also offers scope for further expansion and alteration and provides well presented accommodation that comprises entrance lobby leading to a spacious reception hallway with doors leading to a study, dining room, living room, kitchen and cloakroom/WC and a triple aspect lounge with a brick feature fireplace, windows to the front and side and patio doors to the rear garden. The family room can be accessed via the dining room and also via the kitchen / utility room. The Kitchen has a range of white gloss units, granite worktops, neutral tiled flooring and an archway leading to the utility room with matching units.

To the first floor there are five double bedrooms, ensuite and a family bathroom.

Outside the garden is mainly side and rear and laid to lawn, with mature trees and shrubs, there is also a patio area, summer house. To the front there is a large driveway for several cars and a garage. There is also a further area of garden and is partially walled.

Viewings are recommended.

## 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 world-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).

