

34 Yardley Park Road, Tonbridge, Kent, TN9 1NF

Jack Charles
Estate Agents

Guide Price £1,750,000

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Sales & Lettings

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.

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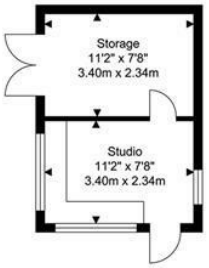
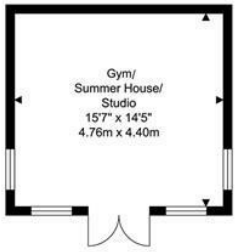
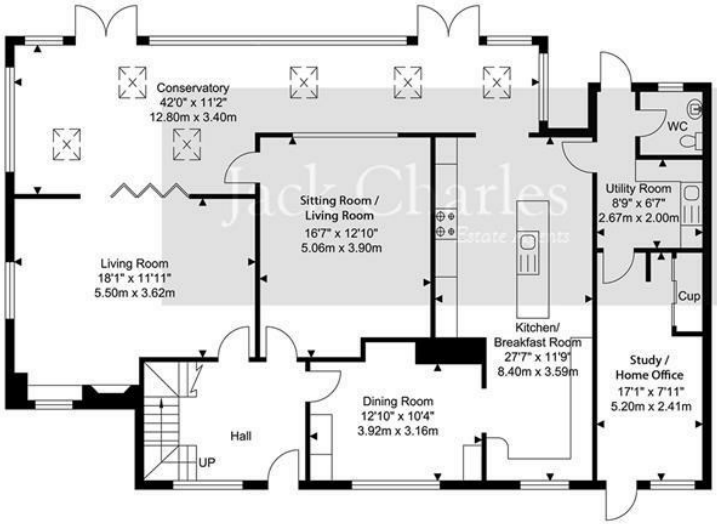
- Substantial Detached Family Home
- Five Bedrooms
- Three Bathrooms inc 2 Ensuites
- 5 Reception Rooms
- Utility Room
- Kitchen / Breakfast Room
- Stunning Gardens 0.5 Acre
- Infrared Sauna (BSN)
- Two Home Offices/ Studio
- Ample Parking



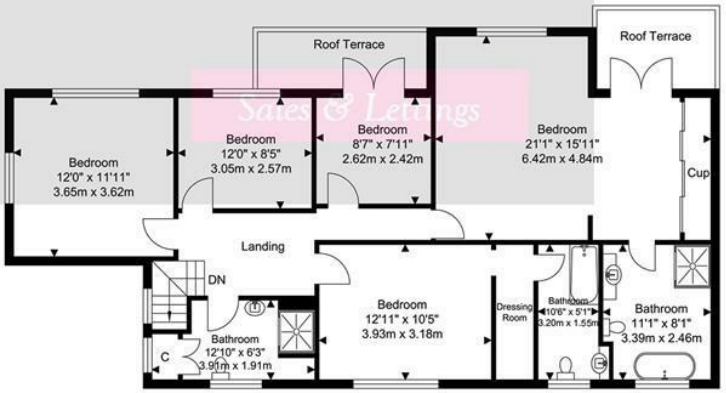
Studio/Storage
Approximate Floor Area
174.91 SQ.FT.
(16.25 SQ.M.)



Summer House/Studio
Approximate Floor Area
225.39 SQ.FT.
(20.94 SQ.M.)



Ground Floor
Approximate Floor Area
1562.59 SQ.FT.
(145.17 SQ.M.)



First Floor
Approximate Floor Area
1057.66 SQ.FT.
(98.26 SQ.M.)

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TOTAL APPROX FLOOR AREA 3020.56 SQ.FT. (280.62 SQ. M.)

For Identification Purposes Only.

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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this stunning and substantial detached family home situated in one of the most sought-after roads in Tonbridge. Standing in approximately 0.5 acre, Cobwebs dates back to the 1920s and has been sympathetically extended and recently refurbished by the current owners to an exceptional standard throughout.

To the ground floor there is a spacious entrance hall which leads into a sitting room featuring new flooring, a feature fireplace and doors opening into a large garden room/conservatory spanning the width of the house, offering plenty of natural light and views over the garden. The conservatory also benefits from newly installed flooring with underfloor heating. The sitting room / living room is accessible from both the garden room and entrance hall and is extremely spacious. The kitchen/breakfast room enjoys an open-plan layout, opening into the garden and dining room. The kitchen is fitted with a range of wall and base units with Quartz worktops, induction hob, full-height wine fridge, boiling water tap and ceramic floor tiles. There are doors leading from the kitchen to the utility room and cloakroom, which in turn give access to the converted garage, currently used as an office. The ground floor also benefits from a separate air conditioning unit.

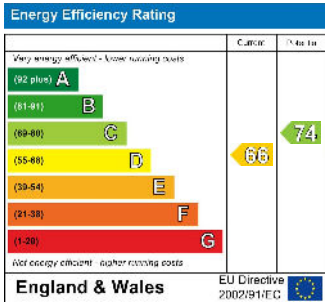
To the first floor are five bedrooms, all benefitting from fully ducted air conditioning and heating with individual temperature controls. The principal suite features a large walk-through dressing area with access out to a private balcony to the rear, together with a beautifully remodelled luxury ensuite offering a separate shower and freestanding bath. Bedroom two has been remodelled to include a walk-in wardrobe and also benefits from an ensuite shower room, while there are three further bedrooms and a recently remodelled family bathroom.

Outside there is a private driveway offering parking for multiple vehicles. To the rear, the south-facing gardens are private and secluded, extending to approximately 0.5 acres and providing the perfect setting for entertaining and al fresco dining. The property also benefits from the addition of an infrared sauna. There is a generous patio adjoining the property, a large area of lawn within the formal garden, and a further section with potential to add a swimming pool or annex (STPP) should you so wish. There is currently a summer house / studio being used as a gym, together with a second office/studio combined storage building and a further substantial lawned garden. The property has also benefitted from the installation of new outdoor lighting. Additional benefits include commercial-strength Wi-Fi and Cat 6 cabling to both the home office and house, together with an electric car charging point located outside the front door.

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 green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, 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 range 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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