



359 Shipbourne Road, Tonbridge, TN10 3EY

Jack Charles
Estate Agents

Guide Price £700,000 - £750,000

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Sales & Lettings

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Tonbridge, TN10 3EY

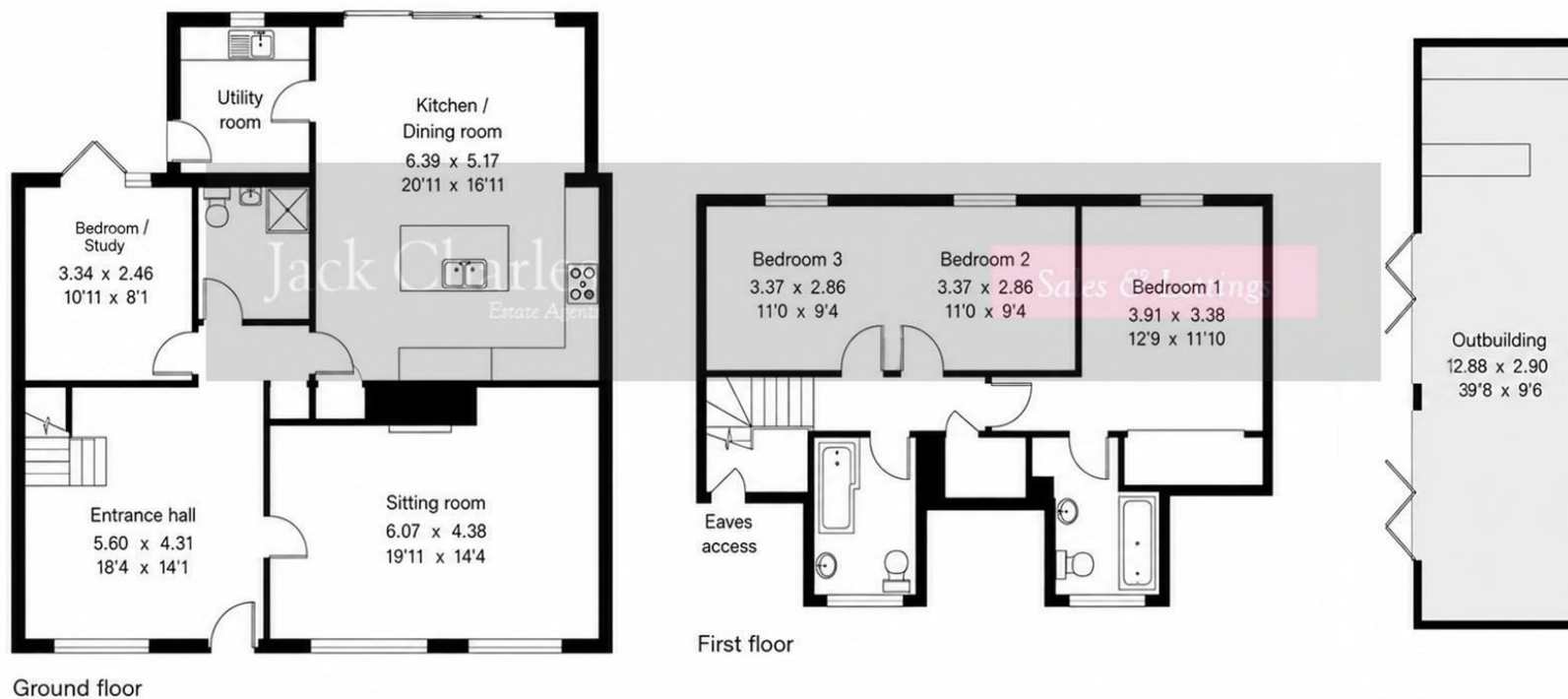
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Stunning Detached Home
- Four Bedrooms
- Versatile Accommodation
- Three Bathrooms
- Large Reception Hall
- Detached Home Office & Games Room
- Good Sized Living Room
- Stunning Kitchen / Dining / Family Room
- Good Sized Garden
- Large Outbuilding, Ideal Gym / Games Room

Gross internal area (approx) 164.6 sq m / 1771 sq ft
Outbuilding 28.9 sq m / 311 sq ft
Total 193.5 sq m / 2082 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Jack Charles
Estate Agents

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191 High Street
Tonbridge
Kent TN11 1RX
Tel: 01732 7175 82

30 London Road
Sevenoaks
Kent TN11 3LP
Tel: 01732 678 678

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

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To Be Sold
Jack Charles are delighted to offer for sale this attractive detached family home, ideally situated in a highly sought after location and conveniently positioned for the town centre, well regarded schools and the mainline station.

Beautifully presented throughout, the accommodation is light, spacious and arranged over two floors, providing excellent space for modern family living and entertaining. Externally, the property benefits from a generous gated driveway offering ample off road parking, a delightful rear garden and an impressive detached garden studio.

The property is entered via a spacious reception hall which provides a welcoming first impression. To the front, the impressive sitting room enjoys an attractive outlook and features a fireplace, creating a warm and inviting reception space.

The study benefits from built in storage cupboards and doors opening onto the rear garden. The current owners have adapted this room to suit their lifestyle requirements and it now provides useful utility and storage space, although it could equally serve as a home office, additional reception room or bedroom.

A particular feature of the property is the superb open plan kitchen/dining room, creating a bright and sociable living space with direct access to the garden. The contemporary kitchen is fitted with an excellent range of wall and base units and complemented by a matching central island incorporating a breakfast bar and sink. An adjoining utility room provides further storage and appliance space together with a door leading outside.

A stylish ground floor shower room completes the accommodation.

To the first floor, the principal bedroom benefits from built in storage and an en suite bathroom. The original second and third bedrooms have been combined to create an exceptionally spacious second bedroom with fitted storage. Subject to a purchaser's requirements, this could be readily reinstated to its original configuration, creating two separate bedrooms. Likewise, the current utility area on the ground floor could be converted back into a fourth bedroom.

Externally, the property is approached via a gated block paved driveway providing extensive off road parking.

The rear garden has been designed with ease of maintenance in mind and features a large area of artificial lawn together with an elevated paved terrace extending across the width of the property, ideal for outdoor dining and entertaining.

A standout feature is the impressive timber framed garden studio, currently arranged in several sections and offers excellent versatility as a home office, gym or entertaining space.

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).

