



16 Ely Gardens, Tonbridge, TN10 4NZ.

Jack Charles
Estate Agents

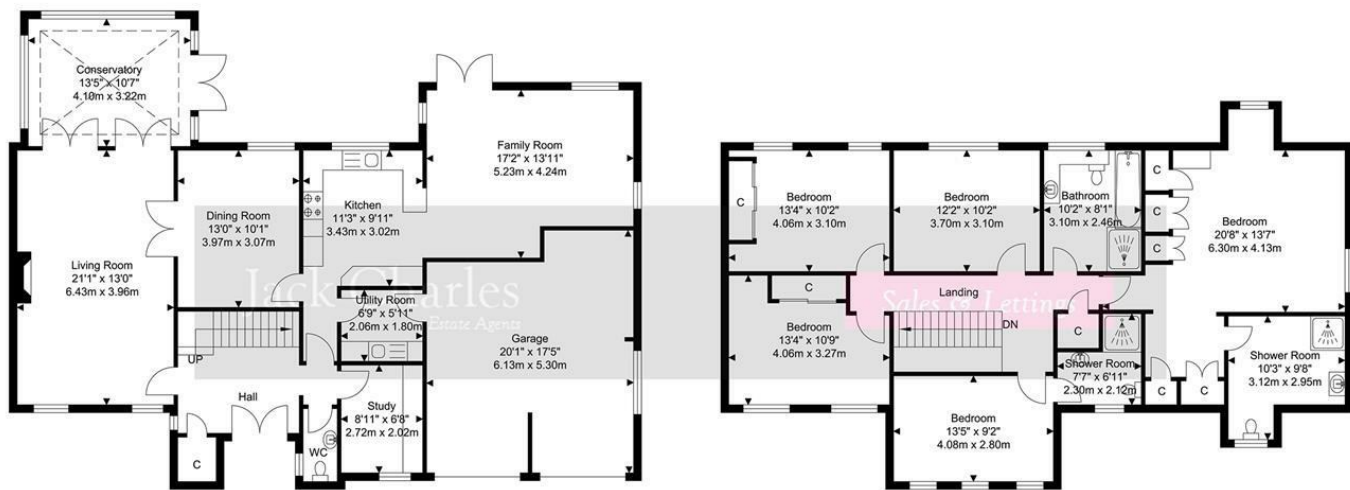
Guide Price £1,150,000 - £1,250,000

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Sales & Lettings

- Exceptional detached family home
- Four reception rooms
- Three bathrooms plus WC
- Highly Desirable Location
- Five generous double bedrooms
- Stunning open-plan kitchen/family room
- Double garage & parking
- Principal suite with dressing area and en suite
- Conservatory overlooking the rear garden
- Rear garden

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.



Ground Floor
Approximate Floor Area
1504.36 SQ.FT.
(139.76 SQ.M.)

First Floor
Approximate Floor Area
1186.07 SQ.FT.
(110.19 SQ.M.)

TOTAL APPROX FLOOR AREA 2690.43 SQ.FT. (249.95 SQ. M.)
For Identification Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		

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To Be Sold

Jack Charles are delighted to offer for sale this exceptional detached family residence, occupying an enviable position just off The Ridgeway, on one of Tonbridge's most prestigious and highly sought-after residential roads. Beautifully presented throughout, this impressive home offers substantial and versatile accommodation, thoughtfully designed to meet the needs of modern family living whilst providing elegant entertaining spaces and generous bedroom accommodation.

Approached via a spacious driveway providing ample off-road parking, the property immediately impresses with its attractive appearance and welcoming entrance hall, setting the tone for the spacious accommodation beyond.

To the left of the hallway is a superb double aspect sitting room, bathed in natural light. This elegant reception room flows seamlessly into the conservatory, creating a wonderful additional living space that can be enjoyed throughout the seasons whilst overlooking the garden.

To the rear of the property is a generous formal dining room accessible from the kitchen and living room, providing an ideal setting for entertaining family and friends, whilst to the front is a separate study, perfectly suited for those working from home or alternatively offering flexibility as a snug or playroom.

At the heart of the home is a stunning open-plan kitchen and family room, undoubtedly the focal point of the property. Beautifully designed for everyday family life as well as entertaining, this impressive space offers an excellent balance of practicality and style, with ample room for cooking, dining and relaxing together.

An integral double garage provides excellent storage and offers exciting potential for conversion into additional living accommodation, subject to the necessary planning permission and building regulations, if required.

To the first floor, a spacious landing leads to five generous double bedrooms.

The principal bedroom is particularly impressive, boasting a walk-through dressing area, an extensive range of fitted wardrobes and a beautifully appointed en suite shower room.

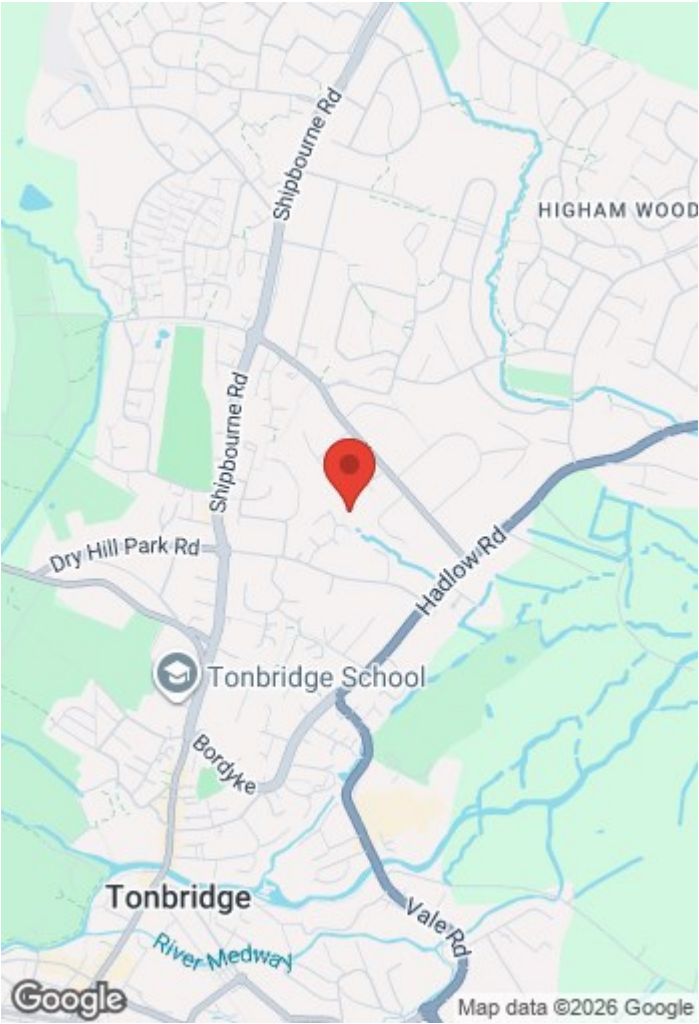
Bedroom two also benefits from its own en suite shower room, whilst the remaining three double bedrooms are all well-proportioned and are served by a stylish family bathroom.

Outside, the property continues to impress. To the front is a generous driveway providing ample parking together with access to the integral double garage.

The rear garden has been thoughtfully landscaped and enjoys a substantial paved terrace extending across the full width of the property, creating the perfect space for outdoor entertaining, summer dining and relaxing with family and friends. Steps descend to a generous lawn enclosed by mature fencing, providing a private and secure garden.

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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