125 Higham Lane, Tonbridge, TN10 4BX.

Guide Price £775,000 - £825,000

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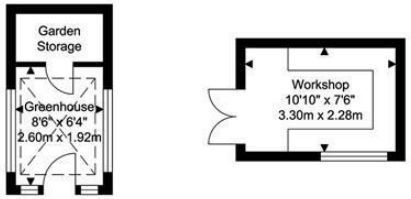
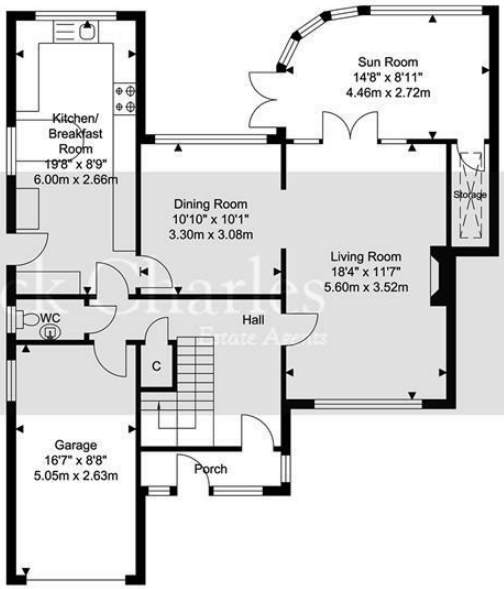
- Substantial detached family home
- Spacious living and dining rooms
- Family bathroom and downstairs WC
- Four well proportioned bedrooms
- Light-filled garden sun room
- Large driveway and integral garage
- Separate first-floor study
- Generous kitchen/breakfast room
- Mature and established rear garden

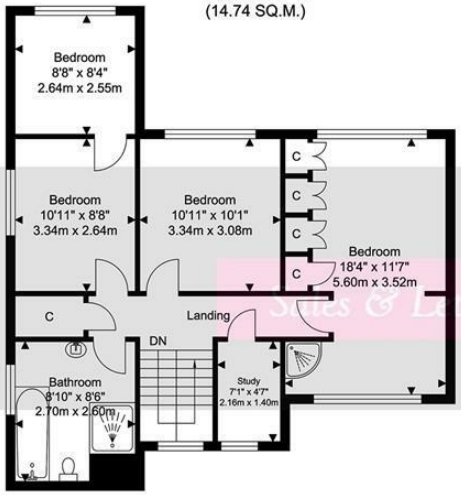
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Outbuildings
Approximate Floor Area
158.66 SQ.FT.
(14.74 SQ.M.)



Ground Floor
Approximate Floor Area
971.65 SQ.FT.
(90.27 SQ.M.)



First Floor
Approximate Floor Area
727.42 SQ.FT.
(67.58 SQ.M.)

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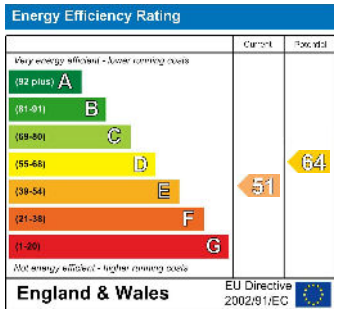
TOTAL APPROX FLOOR AREA 1857.74 SQ.FT. (172.59 SQ. M.)
For Identification Purposes Only.



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To Be Sold

Jack Charles are delighted to offer for sale this substantial four-bedroom detached family home, occupying a generous plot in the highly regarded Higham Lane area of north Tonbridge.

Having been a much-loved family home, the property provides exceptionally spacious and versatile accommodation extending to approximately 1,699 sq ft, including the integral garage, together with additional garden buildings. The house offers an exciting opportunity for buyers wishing to update and personalise a home to their own taste, while already benefiting from an excellent layout, generous driveway parking and a wonderfully mature rear garden.

The property is approached across a large block-paved driveway, providing off-road parking for several vehicles and access to the integral garage. The attractive front garden features an established variety of plants, shrubs and mature trees.

A useful entrance porch opens into the welcoming reception hall, where stairs rise to the first floor and doors lead to the principal ground-floor rooms. There is also a conveniently positioned cloakroom/WC with underfloor heating.

The living room is particularly generous, measuring approximately 18'4" x 11'7", and opens directly into the impressive sun room. The living room features an attractive working open fireplace and together with a large window overlooking the front garden. An archway connects the living room with the separate dining room, creating an excellent arrangement for entertaining while retaining clearly defined reception spaces.

The dining room enjoys views towards the rear, extending to approximately 14'8" x 8'11", this light-filled space enjoys a wide outlook across the garden.

The kitchen/breakfast room measures approximately 19'8" x 8'9" and is fitted with a comprehensive range of wall and base units, granite work surfaces and a fitted oak breakfast bar. There is also underfloor heating. A door provides access to the side of the property, while an internal door leads into the garage.

To the first floor, the spacious landing provides access to four well-proportioned bedrooms, a separate study and the family bathroom.

The principal bedroom is an excellent size, measuring approximately 18'4" x 11'7", and benefits from an extensive range of fitted wardrobes as well as a shower cubicle. There are three further bedrooms, all enjoying pleasant outlooks, together with a useful dedicated study which would be ideal for anyone working from home.

The family bathroom is fitted with a suite comprising a bath, separate shower enclosure, wash basin and WC.

Outside, the rear garden is a particular feature of the property and offers a wonderful degree of maturity and interest. Arranged with paved seating areas, areas of lawn and well-stocked beds, the garden contains an established variety of trees, shrubs and flowering plants, creating an attractive and private setting for outdoor entertaining and family life.

The garden also contains a workshop, greenhouse and adjoining storage area, providing excellent space for gardening, hobbies or additional storage.

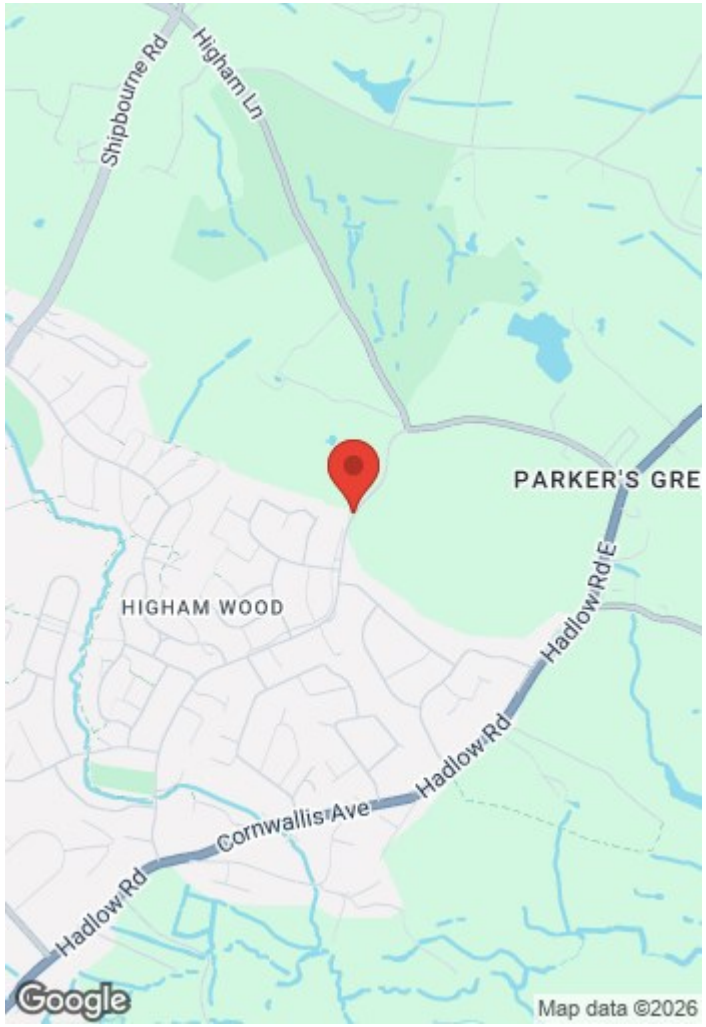
Higham Lane is situated within a popular and established residential area in north Tonbridge, conveniently placed for a selection of highly regarded schools, local shops and amenities. Tonbridge town centre and its mainline station are also within easy reach, offering fast and frequent services to London.

This is a rare opportunity to acquire a substantial detached home with an excellent footprint, generous parking and a beautiful established garden. While the property would benefit from some updating, its size, layout and sought-after location provide all the ingredients for a superb long-term family home.

Early viewings are strongly encouraged.

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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