



5 Yardley Park Road, Tonbridge, Kent, TN9 1NE

Jack Charles
Estate Agents

Asking price £2,500,000

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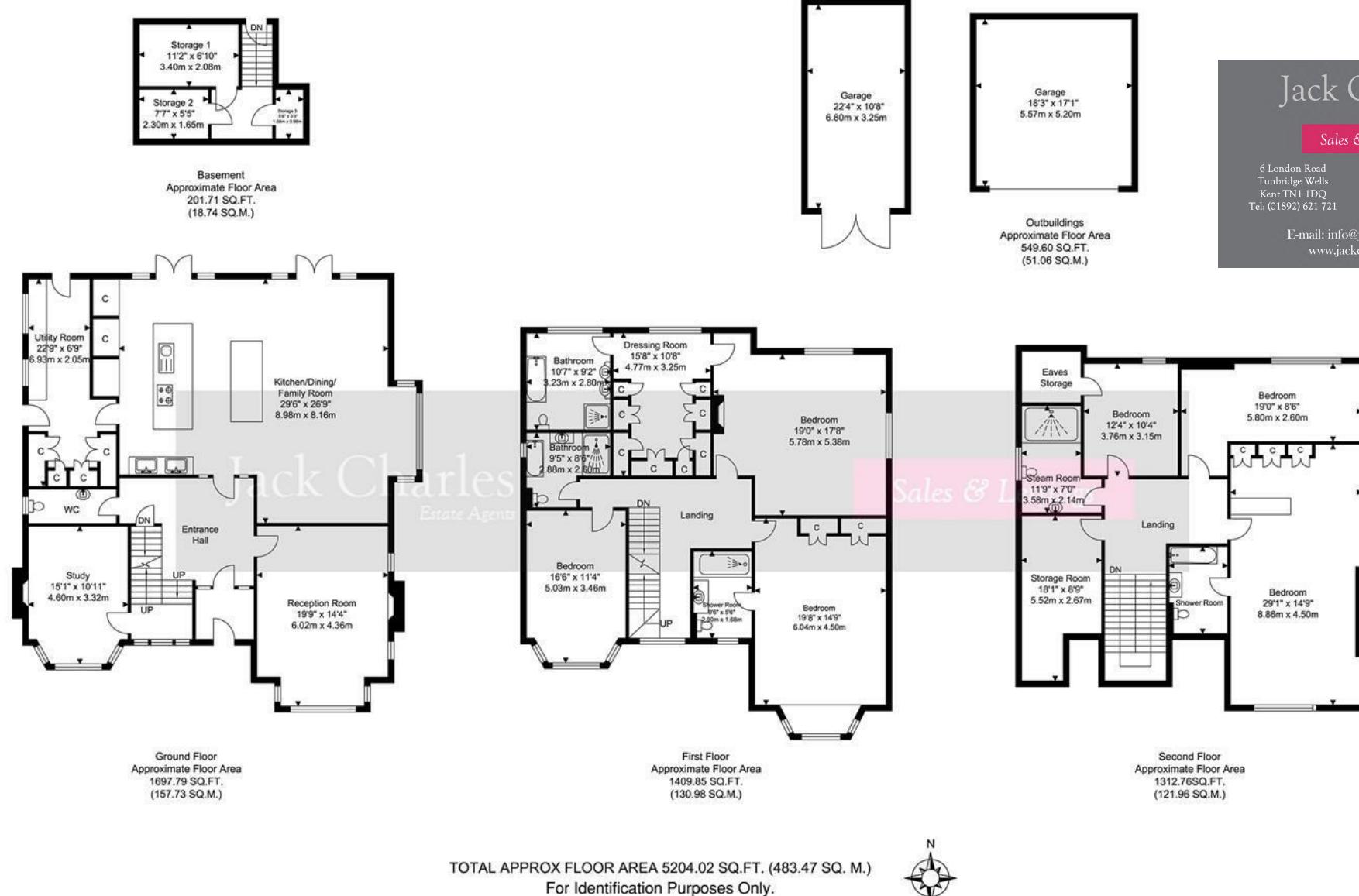
Sales & Lettings

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.

- Impressive Detached Family Home
- Cellar
- In & Out Drive with Ample Parking
- Close To Town Centre & Main Line Station

- Six Bedrooms, Five Bathrooms
- Office
- Double & Single Garage

- Stunning Open Plan / Kitchen / Family Room
- Living Room
- Highly Sought After Location



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To Be Sold

Jack Charles are delighted to offer for sale this substantial and impressive detached Edwardian home situated in one of the most sought after roads in Tonbridge. The property is arranged over three floors and provides six bedrooms with a potential seventh bedroom. There are five bathrooms which include a family bathroom, steam/double shower room and 3 ensuites. The property has been designed with a wonderful blend of period features along with contemporary furnishings.

Twin electric gates lead to in and out driveway. The entrance door leads to a lovely reception hall with doors to all the principal reception rooms, cloakroom and cellar. The living room is to the front and the open plan kitchen breakfast room / family room is divided by a wonderful media wall, there is an arched bay feature window to the side and bi-folding doors that lead out through to the rear. The kitchen has a central island, marble worktops and is fitted with a range of hand made Chamber furniture which incorporate kitchen units and high quality appliances, within the kitchen units is a door that leads through to a very large and useful utility room which has chamber furniture coats cupboards, doors to side and garden.

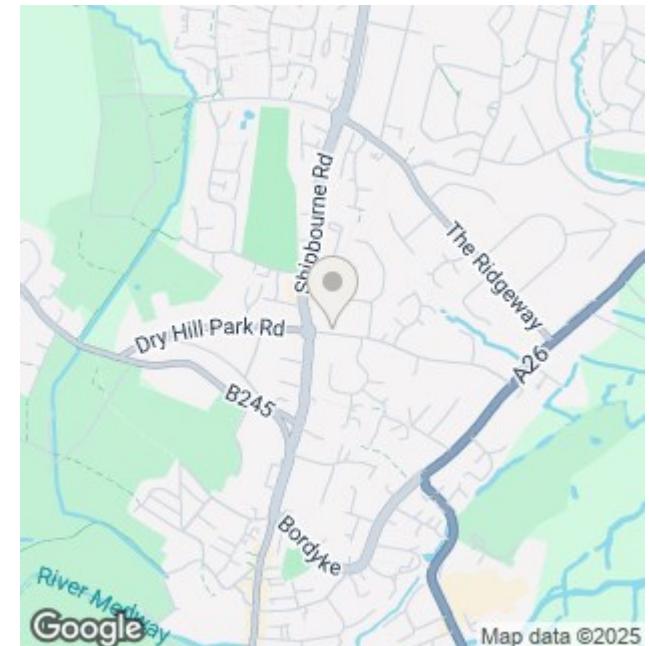
To the first floor the master bedroom has a lovely double aspect, a walk-in dressing room with bespoke chamber furniture and central seating and a connecting door to a wonderful ensuite which has a freestanding contemporary bathroom, double shower cubicle, twin sinks. Bedroom two also has an ensuite and is a very good size. The guest bedroom to the front is serviced by the family bathroom which has a separate shower cubicle and a freestanding bath.

To the second floor there are 3 large bedrooms one with an ensuite, an attic loft room that offers potential to convert to a 7th bedroom and a steam room with a doubles up as a double shower cubicle incorporated within the steam area.

Outside the gardens is simply stunning, to the front there is an in and out in driveway with two electric gates and extensive attractive flower and shrub borders. There is access to a detached double garage and a side drive that leads to a further detached garage. The rear garden is level and predominantly lawned with paved terraces including an outdoor kitchen. The Gardens have been well stocked and landscaped enclosed by mature hedging.

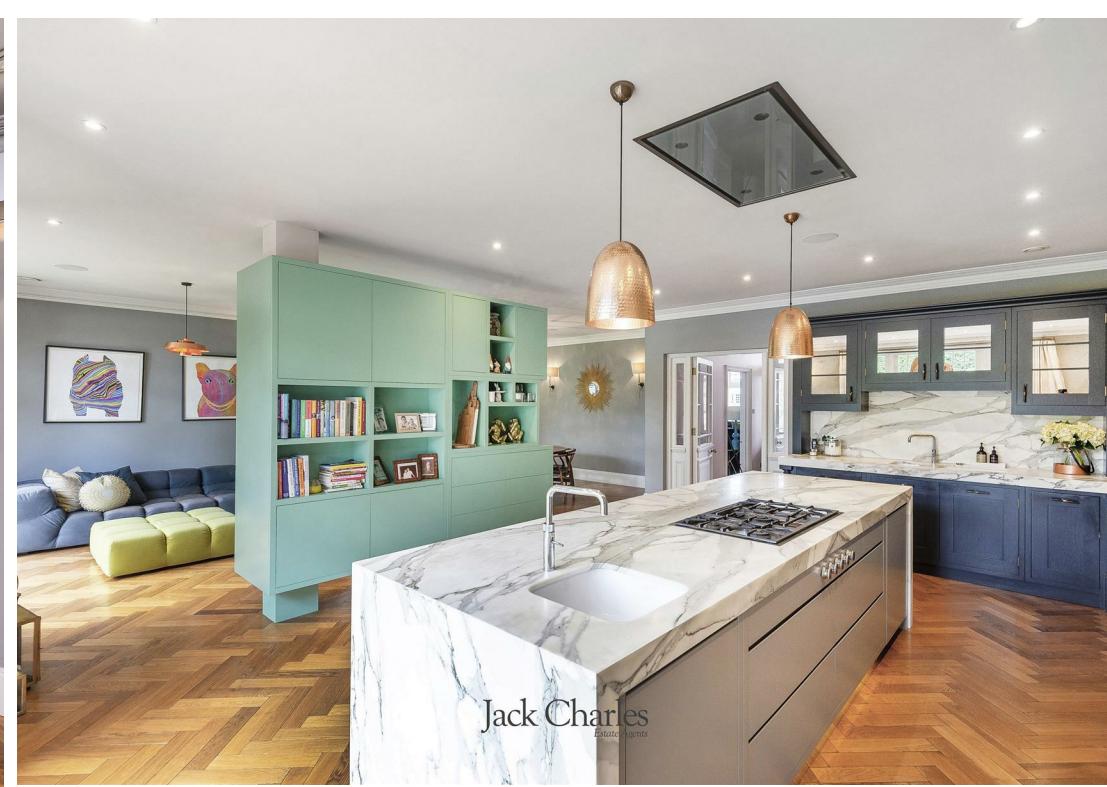
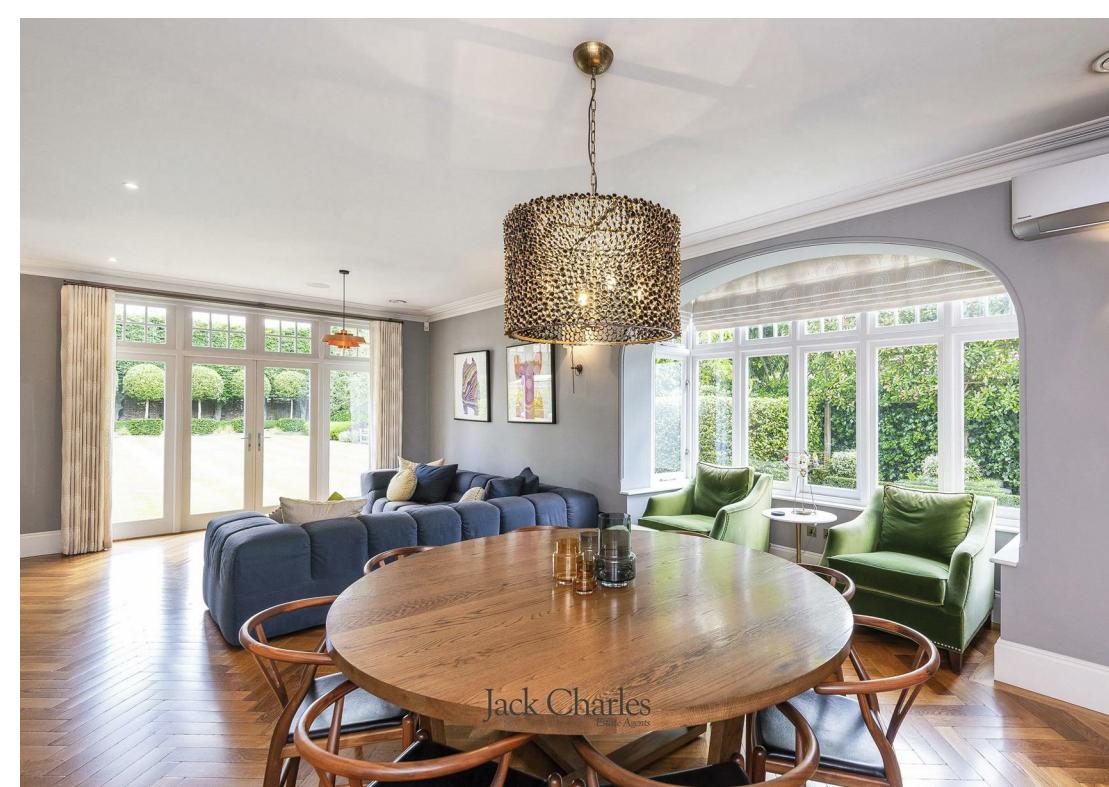
Tonbridge Location

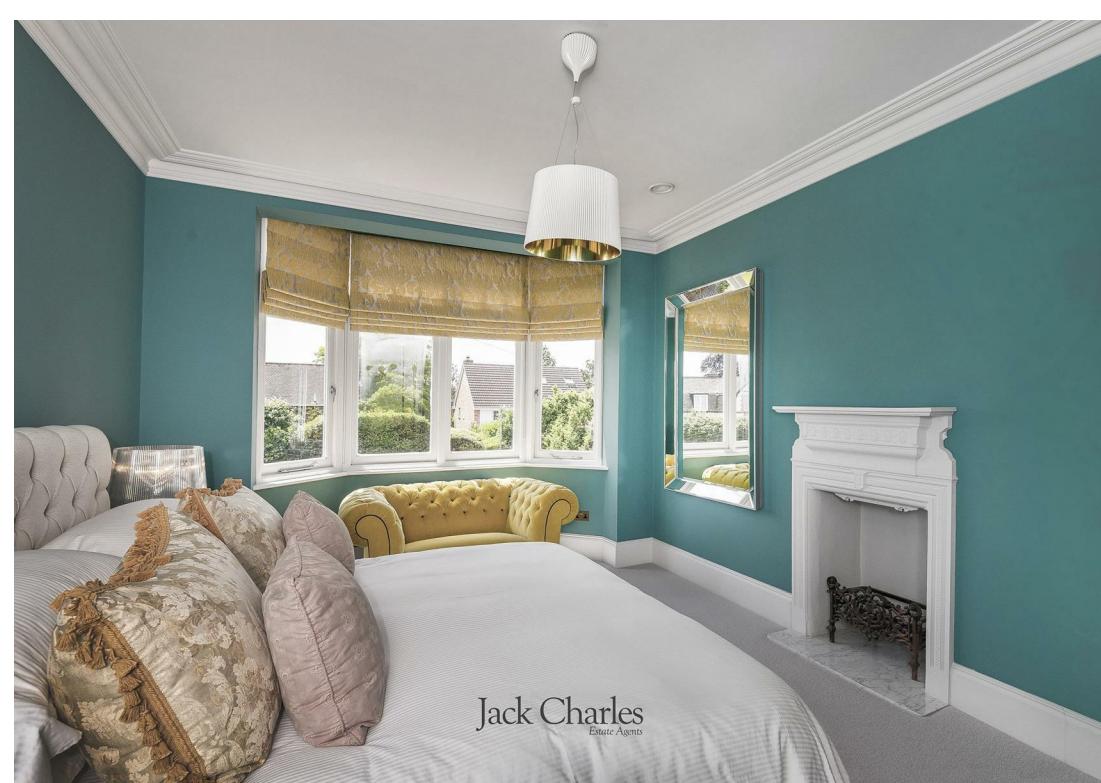
Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a 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 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).



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	53	66
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC









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