



22 Stainer Road, Tonbridge, Kent, TN10 4DS

Jack Charles  
Estate Agents

Guide Price £700,000 - £750,000

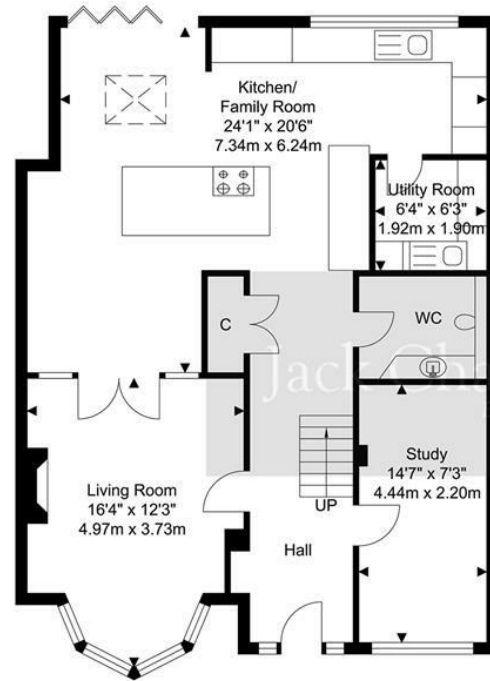
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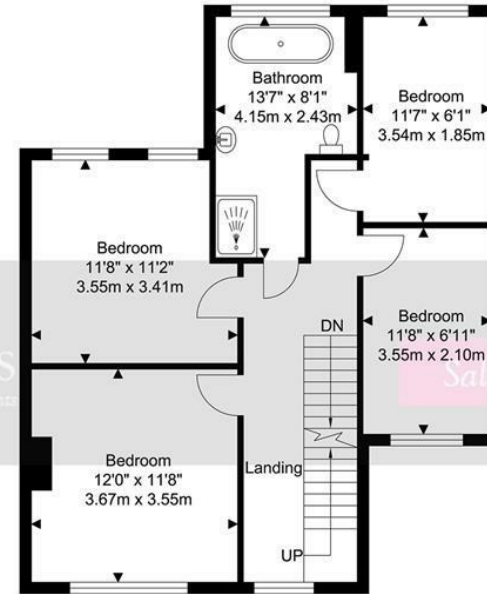
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**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

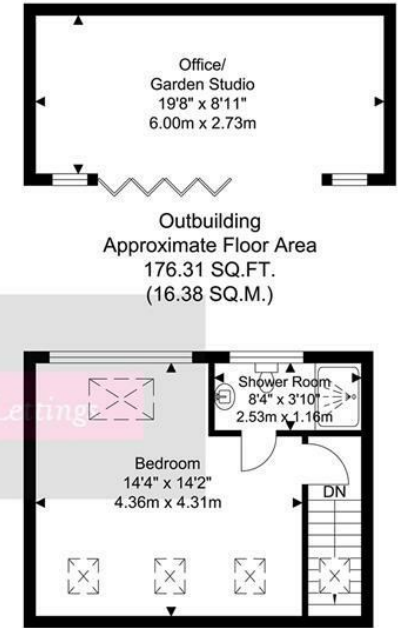
- Stunning five bedroom semi detached home
- Beautifully extended with contemporary finish
- Open plan kitchen, dining and family room
- Roof lanterns and bi fold doors to garden
- Separate sitting room with glazed partition
- Principal bedroom with en suite
- Additional en suite and family bathroom
- Landscaped garden with garden studio
- Driveway parking, Close to Woodlands Primary
- NO FORWARD CHAIN



Ground Floor  
Approximate Floor Area  
873.70 SQ.FT.  
(81.17 SQ.M.)



First Floor  
Approximate Floor Area  
681.89 SQ.FT.  
(63.35 SQ.M.)



Second Floor  
Approximate Floor Area  
263.28 SQ.FT.  
(24.46 SQ.M.)

**TOTAL APPROX FLOOR AREA 1995.19 SQ.FT. (185.36 SQ. M.)**  
For Identification Purposes Only.



**Jack Charles**  
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**To Be Sold**

Jack Charles are delighted to offer this exceptional five bedroom semi detached family home, beautifully extended and finished to an outstanding standard throughout, offering contemporary open plan living and impressive accommodation arranged over three floors.

The property has been thoughtfully redesigned and significantly improved to create a stylish and highly functional home perfectly suited for modern family life. Upon entering, a bright and welcoming entrance hall with herringbone flooring immediately sets the tone for the quality found throughout the property.

To the front there is a comfortable sitting room featuring a large bay window allowing plenty of natural light to fill the space. This room flows through to the main living accommodation via elegant glazed double doors and a glazed partition wall, a superb design feature which allows the space to remain open and light while also offering the option of separation when required.

To the rear of the property lies the impressive open plan kitchen, dining and family room which forms the true heart of the home. The contemporary kitchen is fitted with sleek cabinetry, quality integrated appliances and a substantial central island with breakfast seating, all complemented by generous work surfaces and stylish finishes. Large roof lanterns and bi fold doors flood the room with natural light while seamlessly connecting the interior with the garden.

The dining area provides a wonderful space for entertaining while enjoying views across the garden, creating an ideal setting for both family life and social gatherings. A useful utility room, large downstairs WC and separate study further enhance the practicality of the ground floor accommodation.

The first floor offers four well proportioned bedrooms, providing excellent flexibility for family living. These rooms are served by a beautifully appointed family bathroom featuring a freestanding bath and separate walk in shower.

The top floor has been cleverly converted to create a superb principal bedroom suite. This impressive space enjoys excellent natural light through multiple roof windows and benefits from a stylish en suite shower room, creating a peaceful and private retreat.

Externally the property continues to impress. To the front there is a generous driveway providing ample off road parking.

The rear garden has been thoughtfully landscaped to create an outstanding outdoor space with a large paved terrace ideal for outdoor dining and entertaining, leading onto a lawned area. At the far end of the garden sits an impressive garden studio which provides excellent versatility and could be used as a home office, gym, studio or additional entertaining space.

Overall this is a truly exceptional home combining generous living space, contemporary design and excellent versatility, making it perfectly suited to modern family living.

**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, 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+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	







