



16 Foalhurst Close, Tonbridge, TN10 4HA

Asking price £1,200,000

Jack Charles  
Estate Agents

Sales & Lettings

# 16 Foalhurst Close, Tonbridge, TN10 4HA

**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.

- Detached House Modern Property.
- Stunning Open Plan Kitchen.
- Four Double Bedrooms
- Walk in Dressing Room.
- Two Bathrooms.
- An Ensuite Shower Room with walk-in Rainfall Shower.
- Expansive Bi-fold Doors to the Garden and Terrace.
- Beautiful Garden with Views
- Parking for Multiple Cars
- Close to all Amenties

## 16 Foalhurst Close

Gross Internal Area : 180.2 sq.m (1939 sq.ft.)



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## To Be Sold

Jack Charles are delighted to offer this beautifully updated four bedroom detached family home, tucked away within a peaceful cul de sac and offering over 1,900 sq ft of stylish and well balanced living accommodation.

From the moment you arrive, the property impresses with its striking modern exterior and generous driveway parking. Inside, a bright and welcoming entrance hall with a double height ceiling sets the tone for the space and light found throughout the home.

Designed around modern family life, the heart of the house is the stunning open plan kitchen, dining and sitting area. This superb space is filled with natural light and opens seamlessly through bi fold doors onto a porcelain tiled terrace, creating an ideal setting for both everyday living and entertaining. Beyond the terrace, the garden enjoys a lawned area and attractive views over private woodland, offering a peaceful and private backdrop.

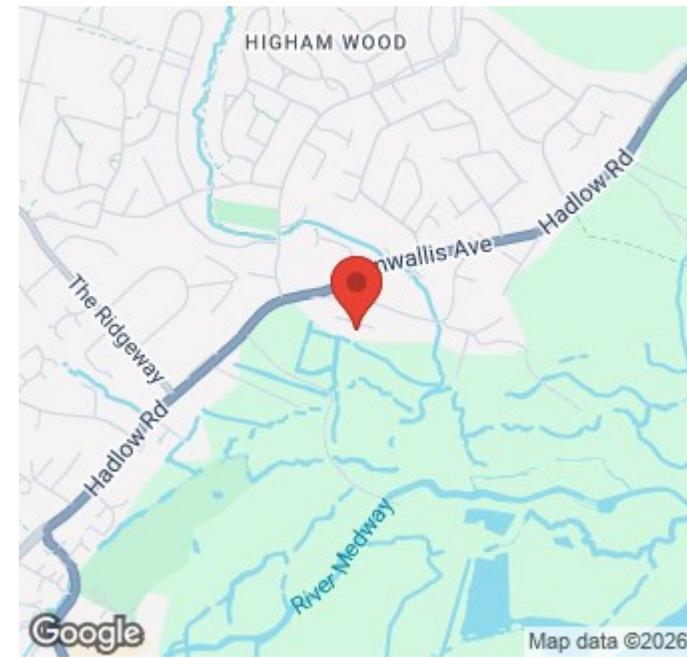
The contemporary kitchen is centred around a large island and finished with sleek cabinetry and high quality integrated appliances, complemented by a walk in pantry and separate laundry room for added practicality. The sitting area is both stylish and comfortable, featuring a modern flame effect fireplace and integrated sound system, while a cloakroom completes the ground floor.

Upstairs, the principal bedroom benefits from garden views, a walk in dressing room and a stylish ensuite shower room. Three further well proportioned double bedrooms are served by a contemporary family bathroom, complete with a walk in rainfall shower and a freestanding bath.

Ideally located within approximately 1.4 miles of Tonbridge town centre, with its excellent schools, shops and mainline transport links, this exceptional home offers the perfect blend of contemporary design, comfort and location.

## 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 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		79	81
		EU Directive 2002/91/EC	





