



38 Shipbourne Road, Tonbridge, TN10 3DS

Jack Charles  
*Estate Agents*

Asking price £648,000

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Sales & Lettings

# 38 Shipbourne Road, Tonbridge, TN10 3DS

**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 deceptively spacious New Home
- Three Double Bedrooms
- Three Bathrooms
- A Mixture of Modern Contemporary & Victorian charm
- Kitchen / Dining Room
- Living Room with Bi-Fold Doors
- Private Low Maintenance Garden
- Desirable Location
- Walking Distance To MLS & High Street



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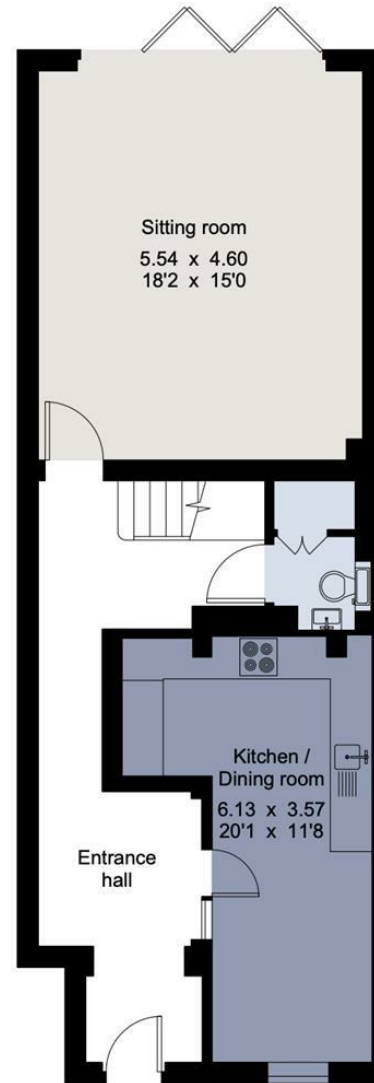
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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



Ground floor

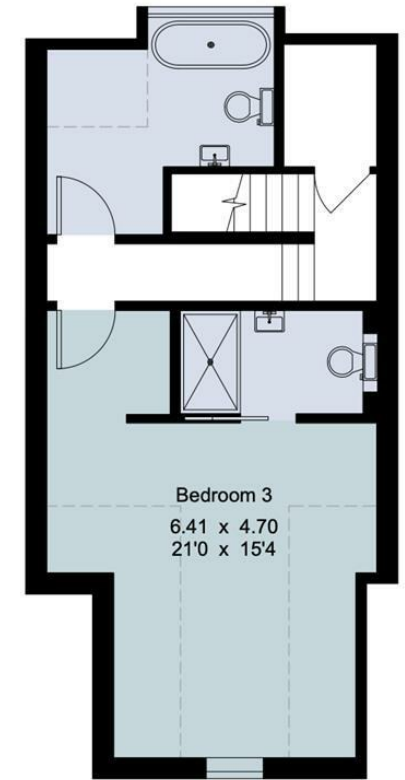
## 38 Shipbourne Road, Tonbridge

Gross internal area (approx) 164.1 sq m/ 1766 sq ft



First floor

----- reduced headroom below 1.5m / 5'0



Second floor

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

This is one of three superbly converted and redeveloped homes situated in a desirable and convenient location on the Shipbourne Road. This stunning house beautifully combines the elegance of Victorian features such as the footpath which seamlessly continues into the hallway along with the comforts of contemporary living. With three spacious bedrooms and three bathrooms including two well-appointed ensembles, this property offers luxurious and flexible living space, perfect for families.

As you step inside, you will be greeted by a harmonious blend of classic architecture and modern design, creating an inviting atmosphere throughout. The reception room is a delightful space, ideal for relaxation or hosting guests, the kitchen / dining room is also a super room offering a spacious entertaining space while the bedrooms provide a tranquil retreat at the end of the day.

Outside is a private rear garden designed for low maintenance, perfect for relaxing or entertaining.

One of the standout features of this property is its prime location. Situated within walking distance to the local station, making commuting to nearby towns and cities both convenient and efficient. This accessibility makes it an excellent choice for professionals and families alike.

The house is not only a home but a lifestyle choice, offering the best of both worlds with its stunning aesthetics and practical living arrangements. Reservations Available Now.

Specifications are listed below.

## 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).

## Specification

### Kitchen

Magnet Tunbridge Wells.  
Tatton Midnight Shaker range.  
Oak Carcase with Brass handles.  
Ariastone Maravilla worktops.  
Smeg cooker with gas hob.

### Bathrooms

Level ceramic shower tray with glass screen.  
Period Shower thermostatic head and triple control.  
Old London Basin and Pedestal.  
Duke Black double ended roll top bath.  
Chrome towel rail  
Feature mirror, shaver socket and feature lights.

### Utility Room appliances.

Washing machine Hoover H-wash 300 10kg 1400spin.  
Tumble Dryer Hoover H-Dry 350 9kg Condenser.

## Flooring

Living room mid oak plank flooring  
Hallway Victorian black and white tiles.  
Bathrooms and WCs timber a ect tile.  
External ramp Victorian black and white tile.

## Windows

White Upvc Sliding Sash double glazed windows.  
Satin furniture.

## Bi-folding doors.

Visafold – aluminium Bi Folding double glazed doors, colour Anthracite.

## Locks

Front door Nightlatch and dead lock by ERA in brass.

## Alarms

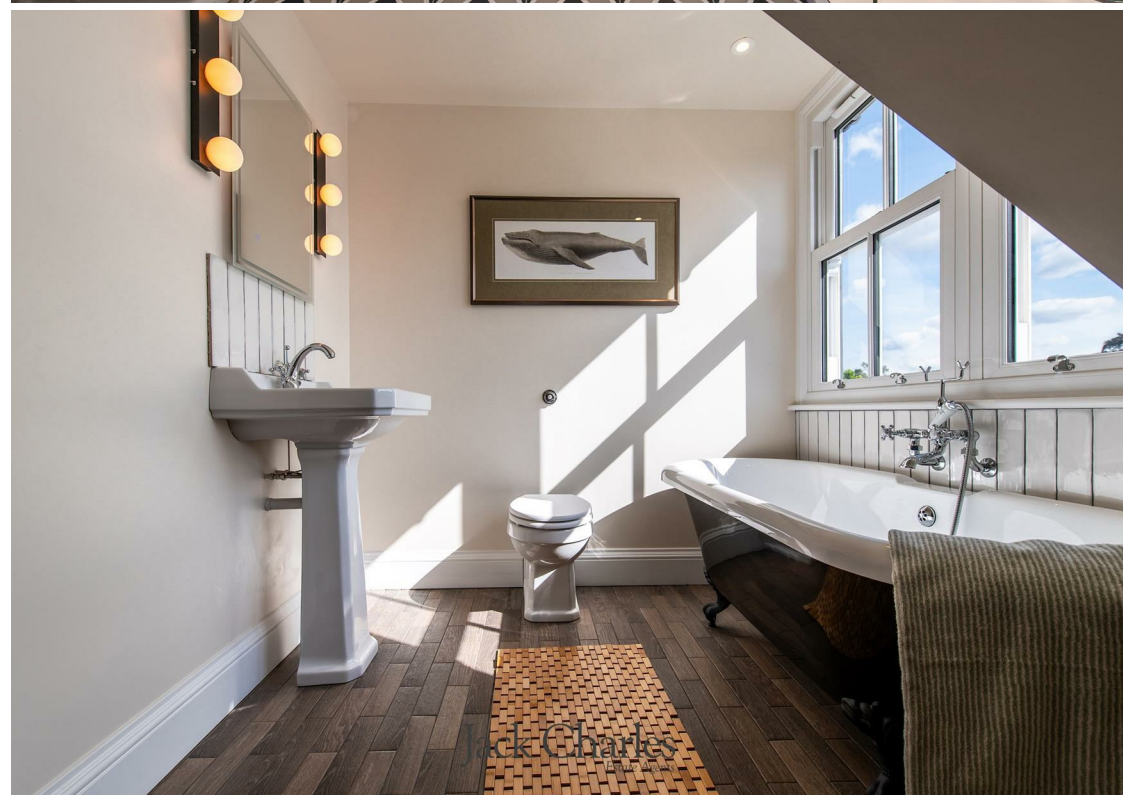
Intruder Alarm Texecom  
Ring Video Doorbell.

## Heating

Worcester Bosch Gas boiler and cylinder for hot water and heating.  
Hive smart thermostatic control.









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