



8 Rowan Mews, Tonbridge, Kent, TN10 3EE

Guide Price £750,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this well presented, modern town house built by Croudace Homes in 2008 and being a former site of Rowan House built approximately in 1909 for pupils of Tonbridge School. The property forms part of a private sought after gated development in close proximity to local amenities and coveted schools. Internally accommodation is set over three floors and currently comprises, entrance hall, modern open plan fitted kitchen / breakfast room / sitting room overlooking south facing rear garden, ground floor cloakroom WC, dining room and utility room. To the first floor there is a master bedroom with dressing room and en suite bathroom, second bedroom with en suite shower room and a study / bedroom 6. To the second floor are three further good size bedrooms and a family bathroom. Externally is a partially walled and enclosed rear garden that also extends to the side and to the front is a single garage with parking to the front. We recommend viewing at your earliest convenience.

Substantial Family Home

Sought After Location

Private Gated Development

Five / Six Bedrooms

Kitchen / Breakfast Room

Open Plan Sitting Room

Dining Room / Study

Utility Room / Cloakroom WC

South Facing Two Tier Garden

Garage & Parking





## LOCATION: Tonbridge

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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

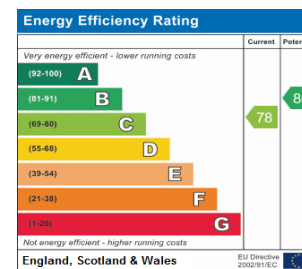
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

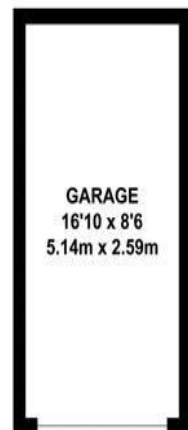
## ADDITIONAL INFORMATION:

Council Tax Band F

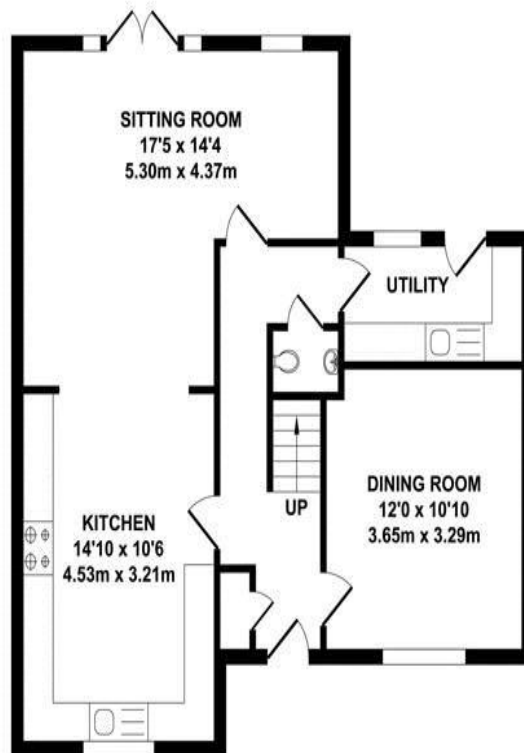
Double Glazed Windows



**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.



GARAGE  
APPROX. FLOOR AREA  
143 SQ.FT.  
(13.31 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
661 SQ.FT.  
(61.41 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
661 SQ.FT.  
(61.41 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR AREA  
486 SQ.FT.  
(45.19 SQ.M.)

### TOTAL APPROX. FLOOR AREA 1952 SQ.FT. (181.32 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Zome Media ©2021