



Copper Beech View, Tonbridge, Kent, TN9 2HF

Guide Price £825,000 - £850,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this exceptionally well-appointed and immaculately-presented detached family home. Built by Linden Homes in 1999 and used at that time as the Show Home. The property forms part of a sought-after private cul de sac in South Tonbridge. Close to coveted schools, the mainline station, the high street and countryside walks in Haysden Country Park. Internally the property comprises entrance hall, cloakroom WC, open-plan kitchen / dining / family room, study, sitting room and a conservatory. To the first floor a family bathroom, two double bedrooms and a single bedroom with master benefitting from en suite bath/shower room. To the second floor a galleried landing and two double bedrooms, with one benefiting from a further en suite shower room. Externally there is a landscaped rear garden and detached double garage, which was previously used as the Sales Site Office, with a small kitchen and separate WC area, so is considered to offer tremendous potential to convert to an annexe/ home office subject to planning permission. The property is offered with no onward chain and we recommend viewing at your earliest convenience.

Five Bedrooms

Detached Family Home

Arranged Over Three Floors

Open Plan Kitchen / Dining / Family Room

Sitting Room

Study

Two En Suite Bedrooms

Detached Double Garage (Studio / Office / Annexe Potential)

Landscaped Rear Garden

Close to Coveted Schools, High Street & Mainline Station





## 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.

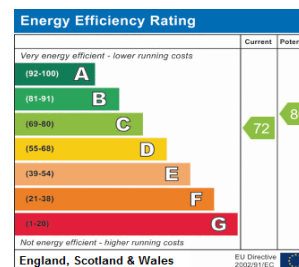
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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 G

Double Glazed Windows



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House Approx. Gross Internal Area 2022 sq. ft / 188 sq. m

Garage Approx. Gross Internal Area 461 sq. ft / 43 sq. m

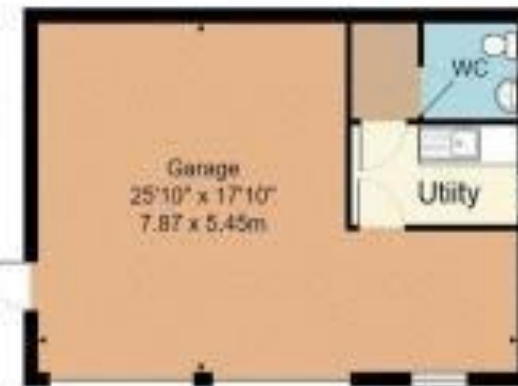
Approx. Gross Internal Area 2483 sq. ft / 231 sq. m



Ground Floor



First Floor



Garage



Second Floor

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.