



Dry Hill Park Road, Tonbridge, Kent, TN10 3BU

Guide Price £1,150,000 - £1,250,000

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for sale a beautiful and striking four-bedroom extended Victorian family home, situated on a desirable road in Tonbridge. The property boasts many period features throughout such as high ceilings, coving and ceiling roses, high skirtings, original fireplaces and sash windows. Internally the property comprises entrance hall, living room with bay window and open fire place, further reception room, downstairs cloakroom and study area. The property then opens up onto a stunning open plan kitchen / dining / family room, a bespoke timber orangery extension, with engineered oak herringbone flooring, underfloor heating and solar controlled lanterns which flood the area with natural light. Upstairs to the first floor, there is a double bedroom with en suite to the front and the principal bedroom with a large en suite bathroom / dressing room to the rear. To the second floor, there are a further two double bedrooms, both with pretty bay windows, additional Velux windows and built in wardrobes, which share a spacious shower room. Outside there is a gravelled driveway with off road parking for two vehicles and side access. To the rear is a good sized patio accessed off the kitchen / dining space which is perfect for entertaining outside. This looks out onto a well-established and mature garden with a variety of beautiful trees, shrubs and borders offering a beautiful outlook from the rear of the property as well as privacy.

Victorian Semi Detached Family Home

Four Double Bedrooms

Three Bathrooms

Two Reception Rooms

Open Plan Kitchen / Dining & Family Room

Sought After Location

En-suite to Master Bedroom

Driveway & Generously Sized Rear Garden

Close to Local Amenities, Coveted Schools & Main Line Station

Viewing Highly Recommended





### 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:

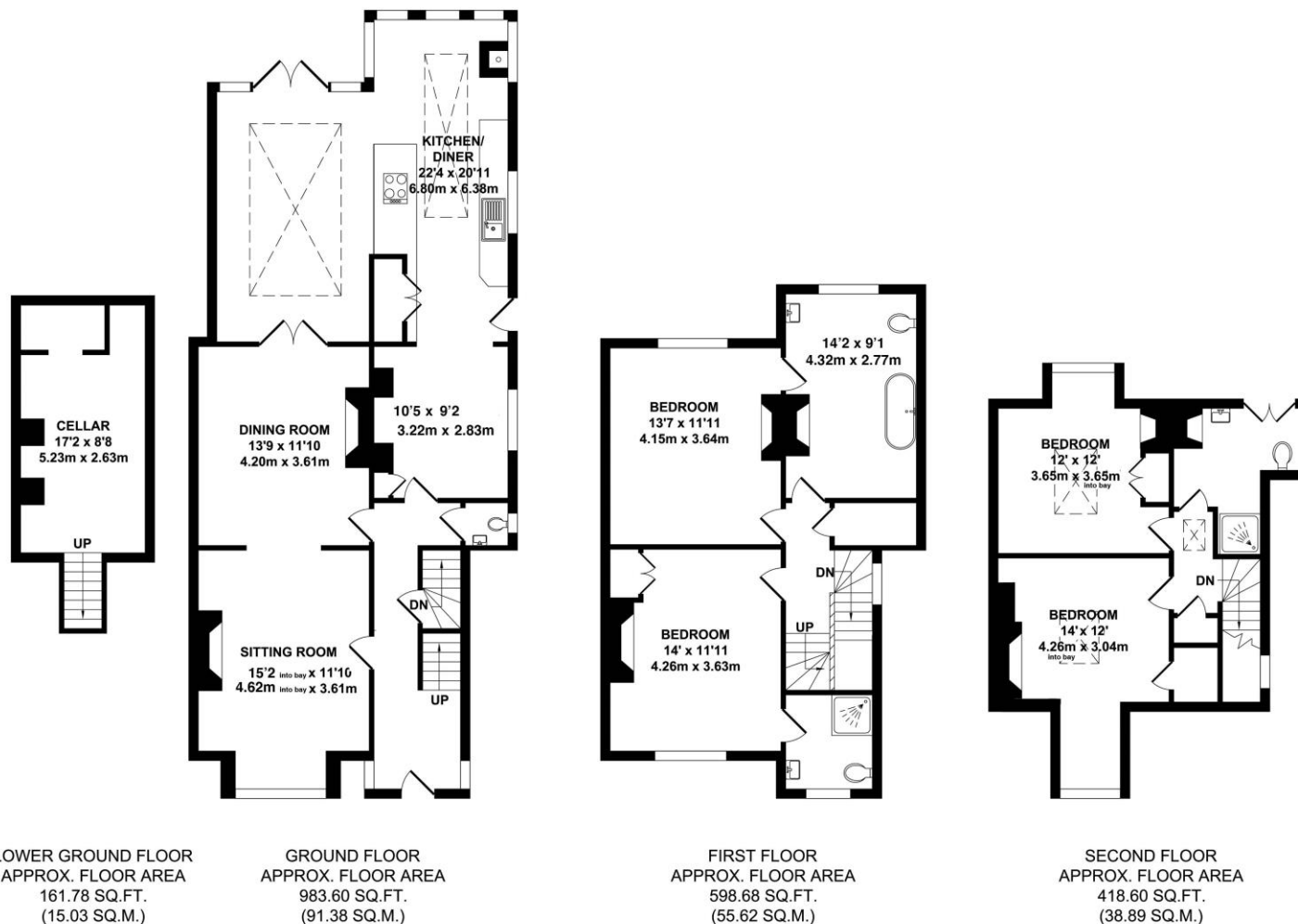
Council Tax Band F

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81  B
69-80	C		
55-68	D	67  D	
39-54	E		
21-38	F		
1-20	G		



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### TOTAL APPROX. FLOOR AREA 2163 SQ.FT. (200.92 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.

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