



Quarry Hill Road, Tonbridge, Kent, TN9 2PE  
Guide Price £1,000,000 – £1,100,000

When experience counts...

est. 1828  
**bracketts**

Guide Price £1,000,000 - £1,100,000. Offered for sale is this well presented and great sized five-bedroom Victorian semi-detached house, situated on a popular residential road on the south side of Tonbridge. Internally the property boasts original features and comprises entrance hall, living room with bay window, formal dining room which has also been used previously as a play room, downstairs cloakroom, kitchen / dining room, boot room with utility space and conservatory to the rear overlooking the garden. Upstairs there are five bedroom in total and a family bathroom. Bedroom four is currently being used as a study and bedroom five, which sits next to the principle room has the potential to be converted into an ensuite bathroom or walk in wardrobe. There is also a staircase leading up into a large loft space which provides ample storage and has been used as a hobby room previously. It also provides scope for conversion into additional living space subject to the necessary planning consents. Outside there is a large driveway to the front offering plenty of off road parking for multiple vehicles. To the rear is a well established, secluded garden with mature borders, seating areas and the rest laid to lawn. There is also a summerhouse and shed to the rear. The property benefits from its south Tonbridge location and is within close proximity to the high street, mainline station and a number of popular nurseries, primary, secondary, grammar and private schools. We thoroughly recommend viewing this great family home at your earliest convenience!

Five Bedrooms Victorian Semi-Detached Home

Sought After South Tonbridge Location

Close to Mainline Station, Coveted Schools and High Street

Two Reception Rooms

Kitchen / Breakfast Room

Utility Room / Boot Room

Conservatory

Family Bathroom

Private Rear Garden





## 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, 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.

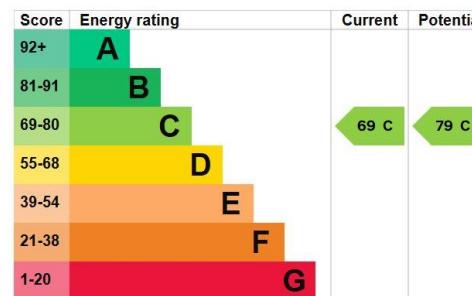
Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



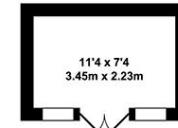
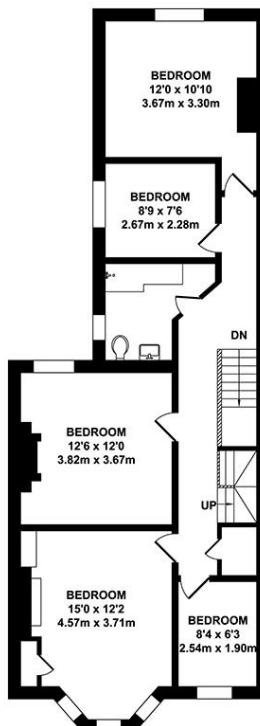
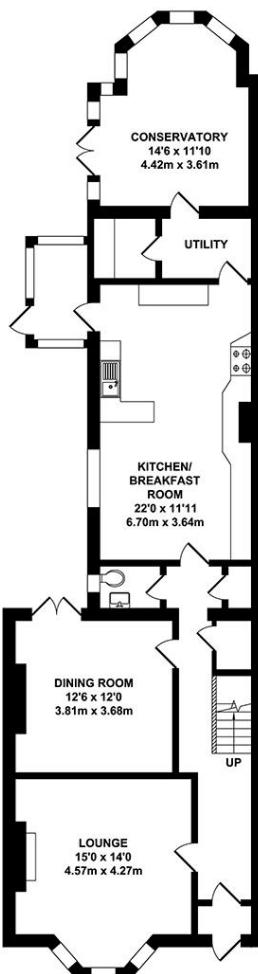
## ADDITIONAL INFORMATION:

Council Tax Band F

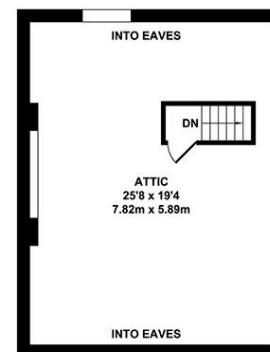
Double Glazed Windows



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OUTBUILDING  
APPROX. FLOOR AREA  
83 SQ.FT.  
(7.69 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
1093 SQ.FT.  
(101.54 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR AREA  
823 SQ.FT.  
(76.46 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR AREA  
496 SQ.FT.  
(46.08 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2495 SQ.FT. (231.77 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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