



The Ridgeway
Tonbridge
Kent



A five bedroom detached family home with versatile accommodation.



Freehold



As you enter the property you are greeted by a large entrance hallway with fitted cupboards and access to all principal rooms and the downstairs W C.

The kitchen compromises of plenty wall and base fitted units, it has a stable door that leads out to the side of the property and to the utility room. There is access through to the spacious dining room and conservatory which provides plenty of natural light throughout the entire open plan space. The conservatory has a UV film on the glass roof with double glazed windows and French doors that take you out to the rear garden. The lounge has a feature fireplace with a gas fire and bay window, it makes for a lovely evening room and has double doors into the study. The study and TV room complete this floor.

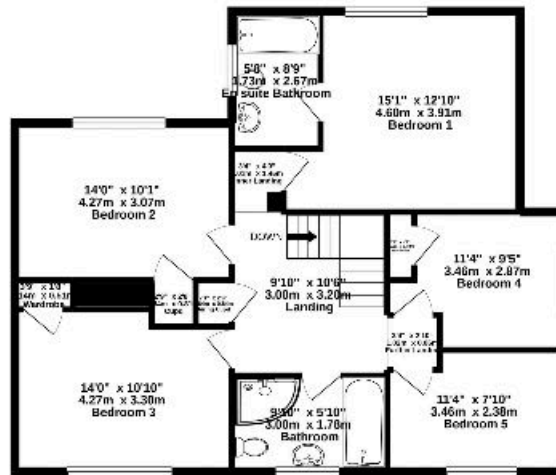
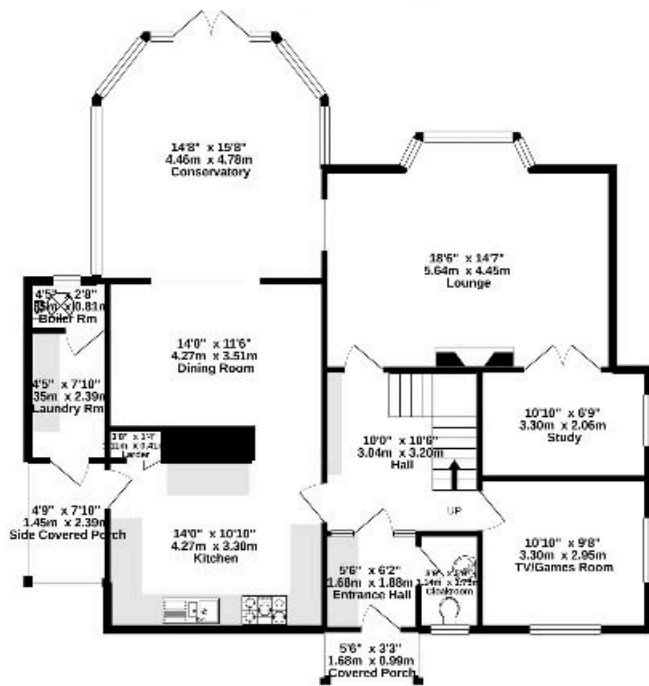


Stairs lead to the first floor, which consists of the large master bedroom with ensuite and views over the garden. There are a further four bedrooms all with fitted cupboards and a separate family bathroom.

Externally the property benefits from a good-sized garden to the rear, mostly laid to lawn with a patio area perfect for alfresco dining. To the front there is a carriage driveway with plenty of space for parking for several cars.



*Tonbridge High Street 1.1 miles,
Tonbridge Station 1.3 mile,
Tunbridge Wells 6 miles
Sevenoaks 7.7 miles
(all distances approximate)*



TOTAL FLOOR AREA: 2126 sq.ft. (197.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
 Made with Metropix © 2020.

Situation

The town, set in the Medway valley, traces back to the Saxon times and offers residents a mixture of character buildings, Norman castle, river and beautiful park along with comprehensive shopping including Waitrose and other leading high street brands. There are a range of cafe's, bars and restaurants and leisure facilities.

There are a host of excellent schools both state and private with Hilden Grange, Hilden Oaks and the world renowned Tonbridge school being in close proximity.

Furthermore there is selection of some of the most sought-after primary, grammar and state schools in the town. The M25 (Junction 5) lies 9.1 miles to the north of the property linking up with the wider motorway network including London, Gatwick and Heathrow airports, the Channel Tunnel, Bluewater Shopping Centre and Ebbsfleet International Station.

Directions

Leaving the A21 head north-east towards the A26/Quarry Hill Road. After just over 0.5 miles at the roundabout take the first exit onto the B2260, passing Tonbridge Station on your left. Continue through Tonbridge High Street for just under a mile and then take the third exit onto The Ridgeway. Continue for 0.3 miles where the property can be found on your right.

Key features

No chain, Garden is circa 100-foot, Garden is south-facing, Spacious home-working facilities, High-speed cable broadband.

Knight Frank
 Sevenoaks
 113-117 High Street
 Sevenoaks
 TN13 1UP
knightfrank.co.uk

I would be delighted to tell you more.

Madeleine Greenwood
 01732 744473
madeleine.greenwood@knightfrank.com
[@knightfrank.com](https://www.knightfrank.com)



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2020. Photographs and videos dated September 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.