



IMPOSING AND ATTRACTIVE EDWARDIAN FAMILY HOME WITH IMPRESSIVE GARDENS

1 TUDELEY LANE,
TONBRIDGE, KENT, TN9 2JN

Guide Price £1,275,000, Freehold

savills

LOCATED WITHIN ONE MILE FROM THE TOWN AND STATION

- Planning Permission for additional dwelling
- Tonbridge Station within approx. one mile
- Slade Primary School approx. 0.4 miles
- Tonbridge School approx. one mile
- Garaging & off road parking
- About 0.5 of an acre
- Five Bedrooms
- Three Bathrooms
- Three Reception rooms
- EPC Rating = D • Council Tax = E

Situation

- 1 Tudeley Lane is situated in an excellent location, just under one mile to Tonbridge station and Tonbridge School, and conveniently situated for road links.
- Comprehensive Shopping: Tonbridge High Street (1.1 miles) offers a number of popular shops, restaurants & public houses. There are also a number of supermarkets (from 0.4 miles). Sevenoaks, Tunbridge Wells & Bluewater.
- Mainline Rail Services: Tonbridge mainline station (0.7 miles) & Hildenborough station (3.2 miles) to London Bridge/Charring Cross/Cannon Street.
- Primary Schools: There are a number in and around Tonbridge including Slade (0.4 miles), Sussex Road & Royal Rise.
- Secondary Schools: Judd Boys Grammar, Weald of Kent & Tonbridge Girls Grammars, Tonbridge. Weald of Kent Grammar, Knole Academy & Trinity Schools, Sevenoaks. Tunbridge Wells Boys & Girls Grammars & Skinners Boys Grammar, Tunbridge Wells.
- Independent Schools: Hilden Oaks & Hilden Grange Preparatory Schools (both 0.6 miles) & The Schools at Somerhill, Tonbridge. Fosse Bank, Hildenborough. Sevenoaks, The Granville, Solefields, New Beacon & Walthamstow Hall Preparatory Schools, Sevenoaks. Tonbridge (1.3 miles), Sackville, Sevenoaks & Walthamstow Hall Public Schools.
- Sporting & Leisure Facilities: A full range of sports facilities, local walks & cycle routes in the local area. Tonbridge Castle. The Oast House Theatre, Hildenborough. Poult Wood Golf Club, Tonbridge. Outdoor & indoor pools, the Angel Leisure Centre & a range of sporting clubs, Tonbridge. Nizels Golf & Fitness centre, Hildenborough.
- Please note all distances are approximate.

Description

1 Tudeley Lane is a handsome Edwardian family home built in 1916, offering well-proportioned and versatile accommodation, ideal for entertaining and modern family living. The property also benefits from planning permission for a detached four bedroom house with a double garage within the grounds, together with a replacement double garage for the existing dwelling (17/00724/FL). The house is set within wonderful established gardens providing year round interest. The total plot amounts to about 0.5 of an acre. Also of note is the excellent location, under one mile from Tonbridge station and the town centre.



- Features include high ceilings, picture rails, bay windows, ceiling roses, decorative architraves and skirtings, fireplaces with decorative tiled slips, under floor heating in the conservatory and a bespoke Neptune kitchen.

- The enclosed porch has a tiled floor and attractive front door with stained glass side panels opening to the reception hall with a staircase rising to the first floor. There are two attractive stained glass windows on the landing, one to the front and one to the rear.

- The principal reception rooms provide excellent areas for entertaining and dining, all with charming views over the front or rear gardens. The elegant drawing room has a bay window to the front and an attractive fireplace with a feature marble surround and wood burning stove. The dining room also has an attractive fireplace, and the versatile study enjoys lovely views to the rear terrace and garden.

- The light and spacious kitchen/breakfast room has access to outside and is fitted with an extensive range of bespoke wall and base units by Neptune. Granite work surfaces incorporate a double butler sink. Glass splash backs. Integrated appliances include a Neff double oven with steam and microwave facility, 5 ring hob with extractor fan, a fridge freezer and a dishwasher.

- There is an adjoining conservatory with lovely views to the rear terrace and garden, together with direct access to outside.

- Completing the ground floor is a utility room, cloakroom and an under stairs cupboard.

- Arranged over the first floor is a spacious principal suite with a dressing room benefitting from built-in wardrobes and a well-appointed en suite shower room.

- There are two further bedrooms, both with an attractive outlook and built-in wardrobes.

- The double aspect and well-appointed family bathroom and separate shower room complete the accommodation on this floor.

- The second floor has two double bedrooms, both with loft access and one with a built-in wardrobe.

- The house is approached via a driveway which provides ample parking for a number of cars, together with two detached garages, one with a car port attached.

- To the front of the property is an area of lawn flanked with well-stocked beds and borders, including ornamental grasses and perennials. The front elevations are adorned with a passion flower and climbing rose. There is an attractive brick wall to the entrance and a path leading from the driveway to the front porch.

- The beautiful rear garden provides a superb backdrop to the house with a generous paved terrace providing ideal areas for al fresco entertaining. A set of steps lead to the generous area of lawn with a paved path leading to a vegetable patch, shed and greenhouse. The garden is well stocked with a variety of flowers, shrubs and trees including a mature silver birch, conifer, rose, evergreen shrubs and rhododendron. There is a further seating area, an additional shed and a pond with aquatic planting. In total, the area amounts to about 0.5 of an acre.

Directions

Proceed southbound on the A21, taking the Tonbridge exit to the A26. At the roundabout, take the first exit signposted A2014/Pembury Road. Continue for approx 0.2 of a mile before turning right on to Tudeley Lane. No 1 is the second house on the left.



FLOORPLANS

Gross internal area: 3,419 sq ft, 317.7 m²

Services

All mains services connected.

Local Authority

Tonbridge & Malling Borough Council 01732 844 522.

Outgoings

Tax Band 'E' 2019/2020 - £2,221.97

Viewing

Strictly by appointment with Savills.

Approximate Area = 317.7 sq m / 3419 sq ft (Including Eaves)
Including Limited Use Area (33.7 sq m / 362 sq ft)
Garages = 51.4 sq m / 553 sq ft
Total = 369.1 sq m / 3972 sq ft
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 242331

Sevenoaks

David Johnston

djohnston@savills.com

+44 (0) 1732 789 700

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20190823EMFR

