



Striking Grade II listed semi-detached home with elegant and versatile accommodation, well located for rail and road links.

115 Quarry Hill Road, Tonbridge, Kent TN9 2NU

£690,000 Freehold



- Impressive Grade II listed town house • Period features • Well located for town & station • South east facing landscaped garden
- Town approx. 0.8 miles • Station approx. 0.7 miles
- Off road parking

Local Information

- Comprehensive Shopping: Tonbridge (0.8 miles) Tunbridge Wells (4 miles), Sevenoaks, and Bluewater Shopping Centre.
- Mainline rail services: Tonbridge (0.7 miles) to Cannon Street/Charing Cross/London Bridge.
- Primary Schools: There are a number in and around Tonbridge including Slade, Sussex Road and Royal Rise.
- Secondary Schools: Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammars in Tonbridge. Knole Academy, Trinity and Weald of Kent Grammar Schools in Sevenoaks. Tunbridge Wells Boys and Girls Grammars and Skinners Boys Grammar in Tunbridge Wells.
- Independent Schools: Hilden Oaks and Hilden Grange Preparatory Schools and The Schools at Somerhill in Tonbridge. Fosse Bank in Hildenborough. Sevenoaks, The Granville, Solefields, New Beacon and Walthamstow Hall Preparatory Schools in Sevenoaks. Tonbridge, Sackville, Sevenoaks and Walthamstow Hall Public Schools.
- Sporting Facilities: Nizels Golf Club in Hildenborough has a private health/fitness centre. Golf clubs in Sevenoaks include Wildernesse and Knole. Sevenoaks sports and leisure centre. Squash Club at Tonbridge School.
- All distances are approximate.

About this property

115 Quarry Hill Road is an elegant Grade II listed semi-detached family home, believed to date back to the late 18th Century with later additions. The house is immaculately presented throughout with many period features enhanced with modern embellishments, and is ideally located for the station and schools. Features

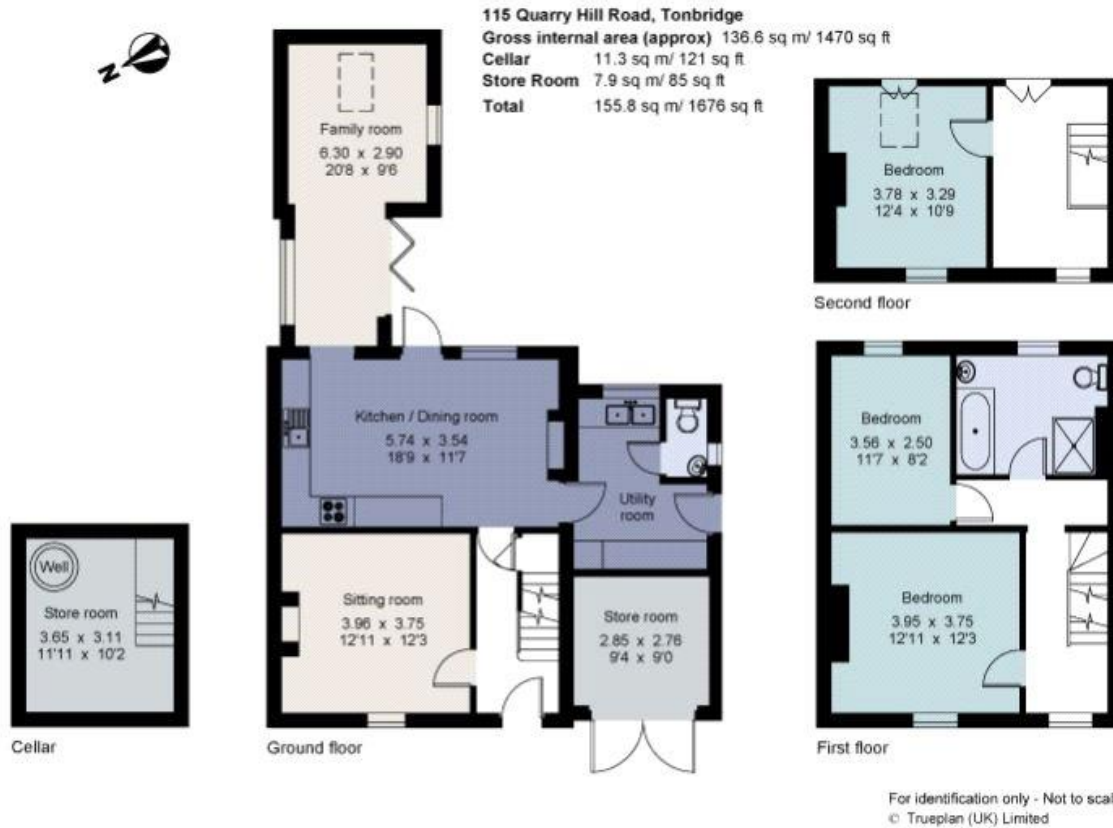
- include a bespoke kitchen, stylish bathroom suites, multi-pane sash windows, oak and parquet floorboards and feature fireplaces. Also of note is the attractive landscaped garden to the rear.
- The principal reception rooms comprise an elegant sitting room with a feature fireplace, oak floorboards and a view to the front. The delightful family room accessed through a vaulted glass passageway has doors out to a paved terrace.
- The stylish kitchen/dining room has an exposed brick fireplace with wood burning stove and a comprehensive range of wall and base cupboards with integral appliances and an outlook to and direct access to the rear paved terrace.
- A utility room with butler sink, W.C and space for appliances completes the ground floor accommodation.
- On the first floor there are two bedrooms, one with a feature fireplace and outlook to the front, the second with an outlook to the rear.
- A well-appointed family bathroom completes the first floor.
- The third bedroom is located on the second floor and benefits from views to the front, skylights to the rear and a storage cupboard.
- A former adjoining garage and cellar both provide useful storage space.
- To the front, a driveway provides ample parking and is flanked by an area of lawn, enclosed by evergreen hedging. To the rear, the attractive tiered garden has a south east aspect and benefits from several seating areas, ideal for al-fresco entertaining, and a lawned area, bordered by established shrubs and standard trees, offering year round colour and interest.





115 Quarry Hill Road, Tonbridge, Kent TN9 2NU
Gross Internal Area 1,676 sq ft, 155.7 m²

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Local Authority

Tonbridge and Malling Borough Council

Viewings

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

Directions

From Sevenoaks join the A21 southwards and exit at Tonbridge South. Bear left onto Quarry Hill Road. Take the third exit at the roundabout and continue back up the hill. Bear left at the fork in the road and No 115 can be found on the left.



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