



Elegant & distinctive semi-detached home of excellent proportions, well-located for road & rail links.

Chandler House, 56 Quarry Hill Road, Tonbridge, Kent, TN9 2SA

Guide Price £1,250,000 Freehold





- Beautifully presented throughout
- Character period features
- Well-proportioned accommodation
- Excellent road & rail links
- Tonbridge station approx. 0.3 miles
- Attractive walled garden
- Off street parking

About this property

Chandler House is an impressive semi-detached Georgian property with a Victorian addition which is superbly presented throughout. The well-proportioned and elegant accommodation is immaculately presented and arranged over three floors plus a cellar. Period features include high ceilings, elegant $\frac{3}{4}$ length multi-pane sash and casement windows, original shutters in the drawing room, fireplaces, cornice, ceiling roses, exposed wooden floors and column radiators. Also of note is the generous parking area to the front of the property and, to the rear, the walled garden which has a south-easterly aspect.

• The principal reception rooms offer elegant and spacious entertaining areas with the drawing room having an open fireplace and outlook to the front; the dining room is fitted with a wood burning stove and the adjoining sitting room has a wonderful outlook to the garden.

• The kitchen/breakfast room is an impressive space with the breakfast area featuring a glazed ceiling and three quarter length windows and doors to the garden. The kitchen is fitted with base cupboards, with a butler sink and a four oven gas fired Aga and space for a dishwasher.

• Completing the ground floor is a charming hall with a storage cupboard, a wet room with small arched window and utility room with space for appliances.

• The cellar provides excellent storage space.

• The first floor accommodation comprises three double bedrooms, one of which has fitted cupboards, and a well-appointed family bathroom.

• Arranged over the second floor are two double bedrooms, both with decorative fireplaces, and fitted cupboard. A stylish shower room serves both of these bedrooms.

• To the front of the house is a pillared entrance leading to the brick block parking area with raised beds and a rose arbor leading to the front door.

• To the rear is an attractive walled garden with a south-easterly aspect. There is a brick terrace by the kitchen/breakfast room and a raised decked area at the end of the garden, both providing ideal areas for al fresco entertaining. A level area of lawn stretches the length of the garden.



Local Information

Chandler House is situated in the popular town of Tonbridge and is ideally located for local schools and the station which is within 0.3 miles and provides frequent services to London. Tonbridge High Street is within 0.6 miles with its multitude of shops, supermarkets, pubs and restaurants.

• Comprehensive Shopping:

Tonbridge (0.6 miles), Tunbridge Wells (4.2 miles), Sevenoaks (8.1 miles) and Bluewater (25 miles).

• Mainline Rail Services:

Tonbridge (0.3 miles) to London Bridge/Charing Cross/Cannon Street.

• State Primary Schools:

Various including Woodlands Infant and Junior Schools.

• State Secondary School: The Judd Boys Grammar, Tonbridge and Weald of Kent Girls Grammar Schools. There are further grammar schools in neighbouring Tunbridge Wells and Sevenoaks.

• Private Schools: Hilden Oaks, Hilden Grange and The Schools at Somerhill Prep schools in Tonbridge. Prep schools in Tunbridge Wells and Sevenoaks. Tonbridge, Sackville, Sevenoaks and Walthamstow Hall senior schools. Kent College prep and senior schools.

• All distances are approximate.

Tenure

Freehold

Local Authority

Tonbridge and Malling Borough Council

Council Tax

Band = G

Energy Performance

EPC Rating = D

Agent Note

Some photographs date from 2020

Viewing

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 where No. 56 will be found on the right hand side.



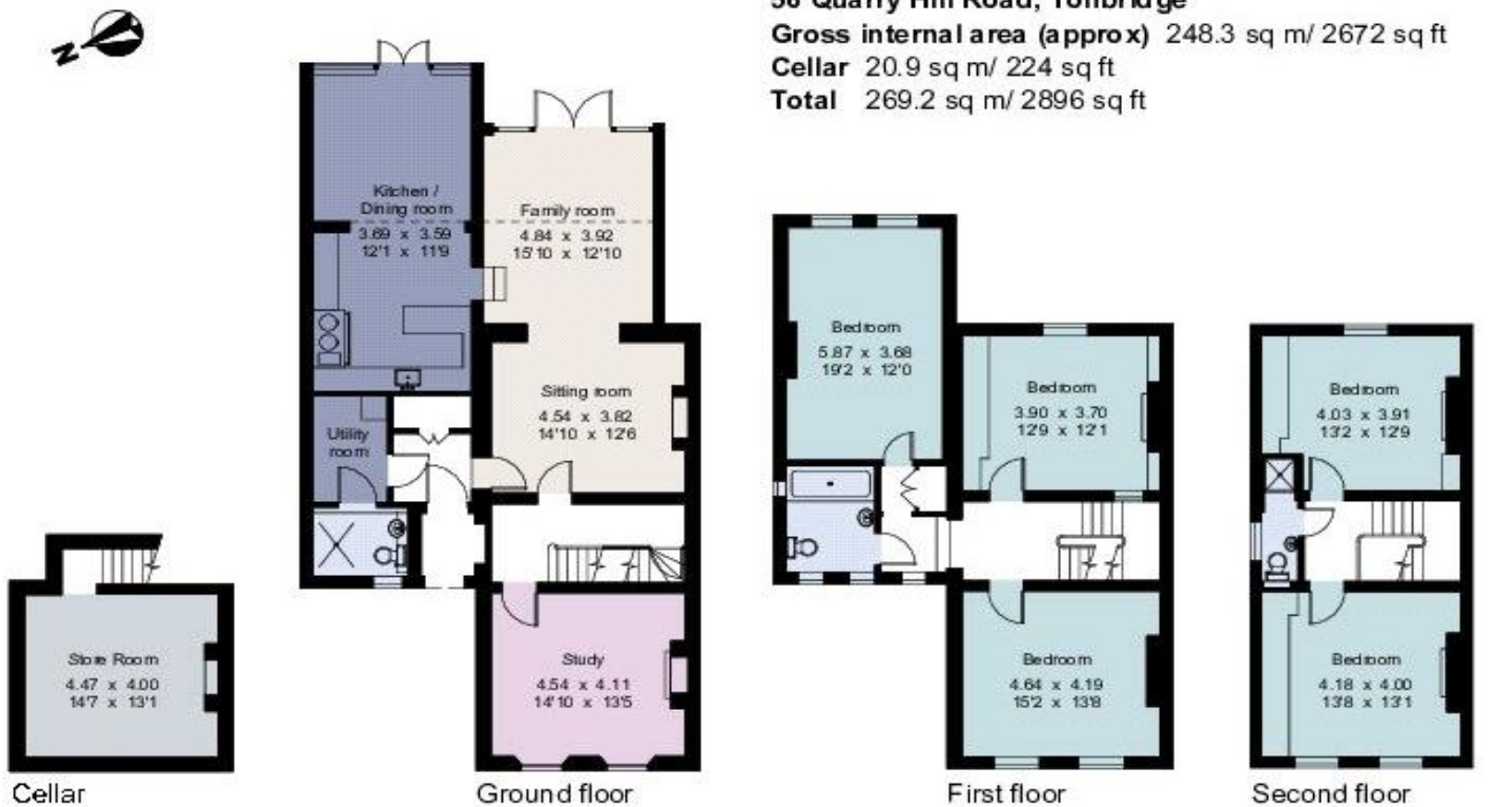


Chandler House, 56 Quarry Hill Road, Tonbridge, Kent, TN9 2SA
Gross Internal Area 2,896 sq ft, 269 m²


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56 Quarry Hill Road, Tonbridge
Gross internal area (approx) 248.3 sq m/ 2672 sq ft
Cellar 20.9 sq m/ 224 sq ft
Total 269.2 sq m/ 2896 sq ft



For certification only - Not to scale
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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