



Attractive, detached family home with stylish accommodation, well located for the town, station & schools.

**359 Shipbourne Road, Tonbridge, Kent, TN10 3EY**

Guide Price £775,000 Freehold









- Stylish detached family home
- Well-proportioned accommodation
- Immaculately presented throughout
- Established garden
- Detached garden studio
- Off road parking
- Tonbridge town approx. 1.3 miles
- Tonbridge station approx. 1.8 miles

#### About this property

359 Shipbourne Road is an attractive detached family home, situated in a popular location for the town, local schools and the mainline station. The stylishly presented accommodation is light and well-proportioned and arranged over two floors, providing superb space for both family living and entertaining. The property is complimented by a spacious driveway providing ample off road parking, together with a delightful rear garden and impressive detached studio.

- The impressive sitting room has a feature fireplace and outlook to the front and provides an excellent reception area.

- The well-appointed study is equipped with built-in storage cupboards and doors to the rear.

- The open plan kitchen/dining room provides a light, spacious and versatile living space, with doors opening to the rear. The modern kitchen is equipped with a range of wall and base units with space for appliances and a matching island incorporating a breakfast bar and sink. There is an adjoining utility room providing further storage and space for appliances, with a door to outside.

- A well-appointed shower room completes the ground floor.

- Stairs rise from the spacious entrance hall to the first floor.

- The principal suite has built-in storage cupboards and an outlook to the rear, and is served by a stylish en suite bathroom.

- There are two further double bedrooms, both with an attractive outlook to the rear, and a well-appointed family bathroom completes the accommodation.

- 359 Shipbourne Road is approached over a gated block paved driveway leading to the property and providing ample off road parking.

- The rear garden has a large area of artificial grass and a raised paved terrace spanning the width of the property, ideal for al fresco entertaining. An impressive timber framed garden studio is equipped with a bar and games area, providing an excellent entertaining area/home office/studio.





**Local Information**

• **Local Shopping:** Tonbridge provides supermarkets including Waitrose as well as a number of pubs and restaurants.

• **Comprehensive Shopping:** Tonbridge (1.3 miles) Sevenoaks (7.5 miles) Tunbridge Wells (6 miles) and Bluewater.

• **Mainline Rail Services:** Tonbridge mainline station (1.8 miles).

• **Primary Schools:** Shipbourne and Tonbridge.

• **Secondary Schools:** Grammar, Academy and State schools in Tonbridge, Sevenoaks and Tunbridge Wells.

• **Private Schools:** The Preparatory Schools at Somerhill. Hilden Oaks, Hilden Grange and Tonbridge Schools in Tonbridge. Fosse Bank and Sackville in Hildenborough. Kent College Pembury. Several in Sevenoaks.

• **Leisure Facilities:** Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs including football, rugby, swimming and sailing.

• All distances are approximate.

**Tenure**

Freehold

**Local Authority**

Tonbridge and Malling Borough Council

**Council Tax**

Band = E

**Energy Performance**

EPC Rating = C

**Viewing**

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

**Directions**

From Sevenoaks proceed southwards through Hildenborough on the B245 towards Tonbridge. Turn left on to Dry Hill Park Road just before the entrance to Tonbridge School sports centre. At the end of the road turn left on to Shipbourne Road. 359 Shipbourne Road can be found after approx. 0.8 miles on the right hand side.







359 Shipbourne Road, Tonbridge, Kent, TN10 3EY

Gross Internal Area 1,790 sq ft, 166.3 m<sup>2</sup>

Outbuildings 311 sq ft, 28.9 m<sup>2</sup>

Total 2,101 sq ft, 195.2 m<sup>2</sup>



savills

savills.co.uk

Oliver Hodges

Sevenoaks

+44 (0) 1732 789 700

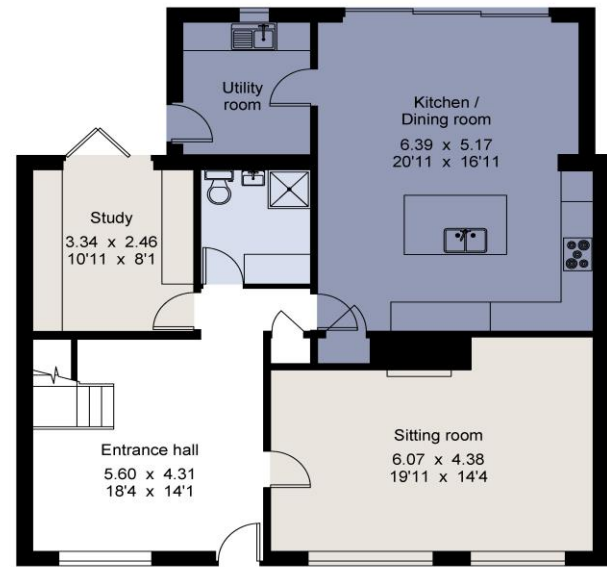
ohodges@savills.com

359 Shipbourne Road, Tonbridge

Gross internal area (approx) 164.6 sq m/ 1771 sq ft

Outbuilding 28.9 sq m/ 311 sq ft

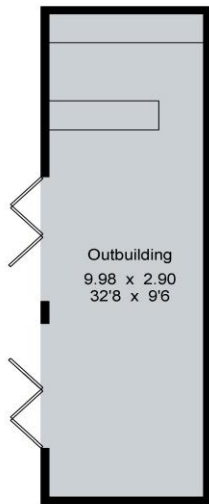
Total 193.5 sq m/ 2082 sq ft



Ground floor



First floor



For identification only - Not to scale  
© Trueplan (UK) Limited

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		
	73	83
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Important Notice** Savills, its 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, photographs 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. 20230125CCOO

