

6 Maple Close, Tonbridge, TN10 3BW

Offers in excess of £1,100,000

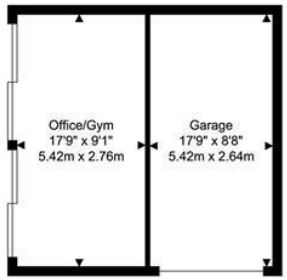
Jack Charles
Estate Agents

Sales & Lettings

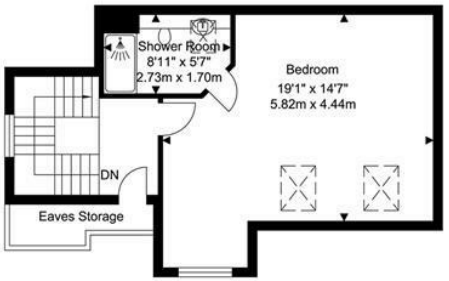
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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

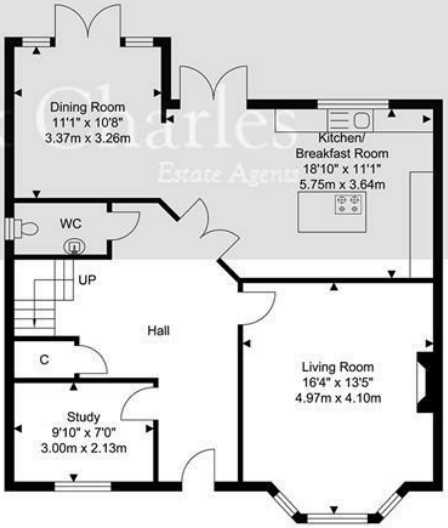
- Detached five bedroom house
- Three bath/shower rooms
- Spacious living room with bay window
- Separate study and formal dining room
- Generous kitchen/breakfast room with central island
- Superb second floor bedroom suite
- Detached double garage with converted home office/gym
- Recently fitted Underfloor heating and air conditioning
- Beautifully landscaped gardens and secluded entertaining terraces
- Exclusive gated development of just six homes



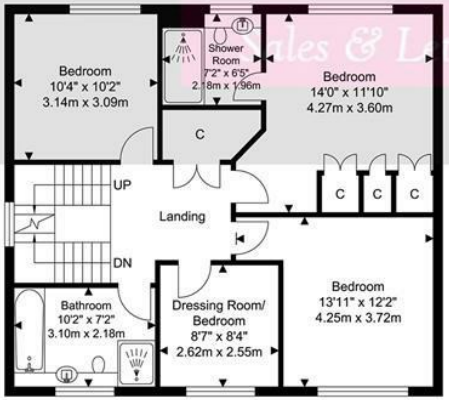
Outbuilding
Approximate Floor Area
320.87 SQ.FT.
(29.81 SQ.M.)



Second Floor
Approximate Floor Area
395.78 SQ.FT.
(36.77 SQ.M.)



Ground Floor
Approximate Floor Area
841.09 SQ.FT.
(78.14 SQ.M.)



First Floor
Approximate Floor Area
768.32 SQ.FT.
(71.38 SQ.M.)

TOTAL APPROX FLOOR AREA 2326.08 SQ.FT. (216.10 SQ. M.)
For Identification Purposes Only.

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To Be Sold

Jack Charles are delighted to offer for sale this impressive and beautifully presented five bedroom detached family home, benefiting from recently fitted air conditioning within the house and situated within an exclusive gated development of just six properties on the desirable borders of Tonbridge and Hildenborough.

Arranged over three floors and offering approximately 2,326 sq ft of accommodation, including the detached garage and home office, this superb home combines spacious and versatile interiors with beautifully landscaped gardens, secluded entertaining areas and ample off road parking. The property is also conveniently positioned within walking distance of Tonbridge town centre and mainline railway station, making it an excellent choice for families and commuters alike.

A generous reception hallway creates a welcoming introduction to the property, with a staircase rising to the first floor and access to the principal ground floor rooms.

To the front, the attractive living room features a bay window, allowing plenty of natural light into this comfortable and well proportioned space. A separate study provides a quiet setting for home working, while a cloakroom completes the accommodation to the front of the house.

To the rear, the dining room enjoys views over the landscaped gardens, with double doors opening onto the adjoining terrace. Connecting with the kitchen/breakfast room, it provides an excellent setting for everyday family life and entertaining.

The spacious kitchen/breakfast room forms a sociable hub of the home, with a central island, generous preparation space and room for informal dining. Its connection with the dining room creates a practical and welcoming arrangement for families and those who enjoy entertaining.

The first floor comprises three generous bedrooms, a separate dressing room or optional fifth bedroom, and the family bathroom. The principal bedroom on this floor measures approximately 14'0" x 11'10" and benefits from fitted wardrobes and its own en suite shower room.

The two further bedrooms are well proportioned, while the versatile dressing room could alternatively serve as a bedroom, nursery or additional study, depending on individual requirements.

The second floor is occupied by an impressive bedroom suite, measuring approximately 19'1" x 14'7" at its maximum dimensions. Complete with an en suite shower room and useful eaves storage, this spacious room offers excellent flexibility as an alternative principal suite, guest accommodation or a private retreat for an older child.

Outside

Maple Close is approached through a private gated entrance serving just six individual homes, creating an attractive and exclusive residential setting.

A generous driveway provides off road parking for several vehicles and access to the detached double garage. Part of the garage has been converted into a superb home office or gym, measuring approximately 17'9" x 9'1". Benefiting from underfloor heating, this versatile space is well suited to working from home, fitness or hobbies. The remaining garage offers useful parking or storage.

The gardens are a particular feature of the property, having been thoughtfully landscaped by the current owners to create a private and attractive setting with a choice of spaces for relaxation and entertaining.

Immediately adjoining the house is a delightful terrace, accessed directly from the dining room and ideally positioned for outdoor dining.

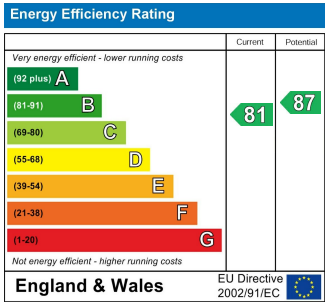
Behind the garage, a further secluded seating area provides a wonderful private retreat. Finished with porcelain tiled flooring and a wall mounted outdoor heater, this carefully designed space is ideal for enjoying alfresco dining and entertaining throughout much of the year.

Together, the landscaped gardens and varied seating areas provide an enjoyable extension to the generous accommodation within.

Tonbridge Location

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting green etc. Tonbridge town offers an excellent range of retail and leisure activities with High Street stores, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full range of education from Nursery to College and includes Grammar & Private schools such as the well-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).












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MAY THIS Home BE BLESSED WITH
THE Laughter OF FRIENDS
THE Warmth OF A CLOSE FAMILY
Hope FOR THE FUTURE
AND FOND Memories OF THE PAST
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