



17 Rowan Mews, Tonbridge, Kent, TN10 3EE  
Guide Price Guide Price £625,000 - £650,000

When experience counts...

est. 1828  
**bracketts**



GUIDE PRICE £625,000 - £650,000 Offered for sale is this well presented, modern family home house built by Croudace Homes in 2008 and being a former site of Rowan House built approximately in 1909 for pupils of Tonbridge School. The property forms part of a private sought after gated development in close proximity to local amenities and coveted schools. Internally accommodation is arranged over two floors and immaculately presented throughout, comprising entrance hall, sitting room, open plan kitchen/dining room with integrated appliances, large study and cloakroom wc. Stairs leading to the first floor landing where an impressive master bedroom can be found with an en-suite shower room, three further bedrooms and a family bathroom which is fitted with a white suite. The property benefits from a private and secluded rear garden laid mainly to lawn, patio seating area and a covered BBQ area. Located adjacent to the property is a single garage with parking space in front. The

Four Bedrooms

Private Gated Development

Sought After Central Location -  
Close To Coveted Schools, High  
Street & Mainline Station

Two Reception Rooms

Kitchen / Dining Room

Cloakroom WC

En Suite

Private & Secluded Garden

Garage & Driveway





## LOCATION: Tonbridge

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, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, 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 first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. 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).

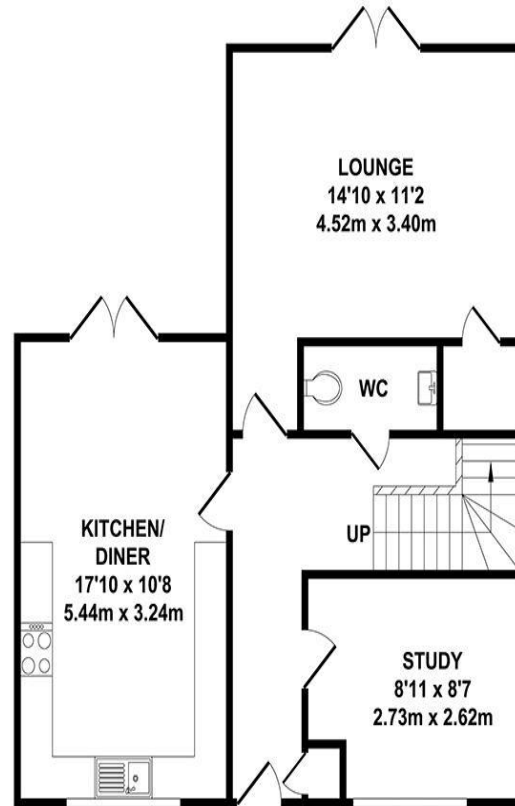
## ADDITIONAL INFORMATION:

Council Tax Band E  
Double Glazed Windows  
Lease Hold Information  
Maintenance Charges

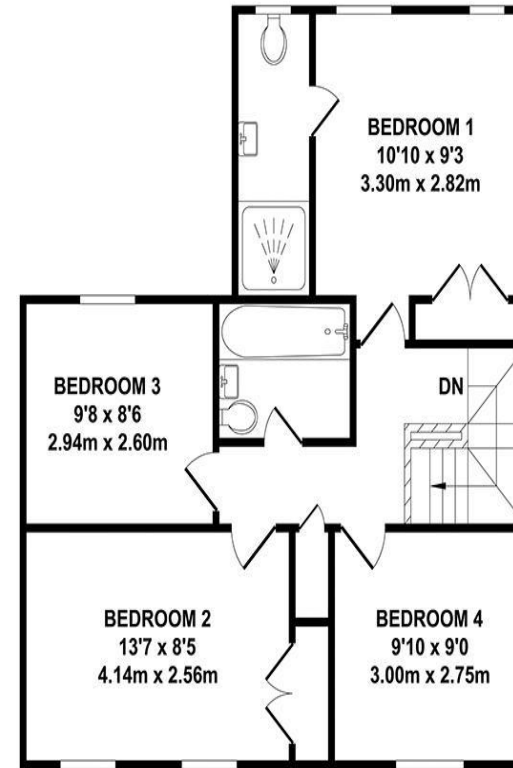


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GROUND FLOOR  
APPROX. FLOOR AREA  
628 SQ.FT.  
(58.35 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
628 SQ.FT.  
(58.35 SQ.M.)

TOTAL APPROX. FLOOR AREA 1256 SQ.FT. (116.70 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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