



Cornwallis Avenue, Tonbridge, Kent, TN10 4ET

Guide Price £1,100,000 - £1,200,000

When experience counts...

est. 1828  
**bracketts**



We are delighted to offer for sale this beautifully presented 1930s detached family home, ideally positioned on a prominent corner plot within a highly sought-after location. This spacious residence boasts four generously sized double bedrooms and has been modernised to an exceptional standard throughout. Situated within close proximity to a selection of highly regarded schools—both in the private and public sectors—including the prestigious Tonbridge School and Tonbridge Grammar Schools. The property is also conveniently located for easy access to the town centre, mainline railway station, and scenic countryside and riverside walks. Set well within its plot, the home benefits from an extensive driveway with ample off-street parking, a resin-bound surface, and an integral single garage. Gates provide access to the of the property. Internally, the accommodation is immaculately presented and comprises entrance hall, cloakroom WC, a formal sitting room, a separate family room / play room / optional further bedroom, utility room, and a stunning open-plan kitchen/dining space featuring a bespoke solid wood kitchen fitted to a high specification. The first floor offers four spacious double bedrooms, a family bathroom, and a separate shower room. Externally, the beautifully landscaped rear garden is mainly laid to lawn and bordered by mature hedging for privacy. A detached home office offers a superb additional space for work or hobbies. Additional benefits include premium windows installed by the Heritage Window Company, enhancing the 1930s aesthetics.

Four Good Size Double Bedrooms

1930s Detached Family Home

Immaculately Presented & Modernised

Sitting Room

Large Open Plan Modern Kitchen /  
Breakfast / Family Room

Utility Room / Cloakroom WC

Separate Shower Room

Family Bathroom

Corner Plot, Mature Hedge Screening,  
Landscaped Rear Garden

Integral Single Garage & Resin Driveway  
to Front

Detached Garden Home Office





## 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, 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:

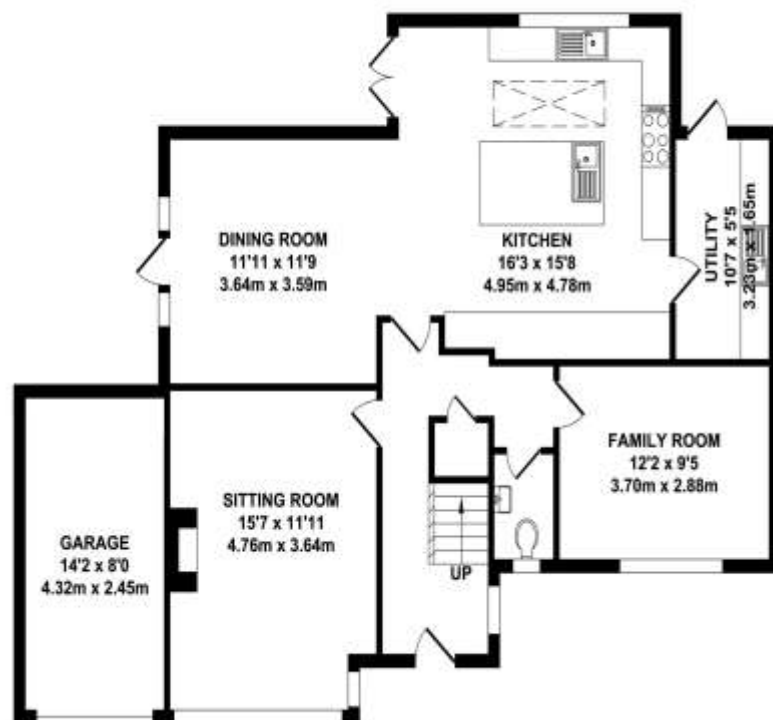
Council Tax Band F

Double Glazed Windows

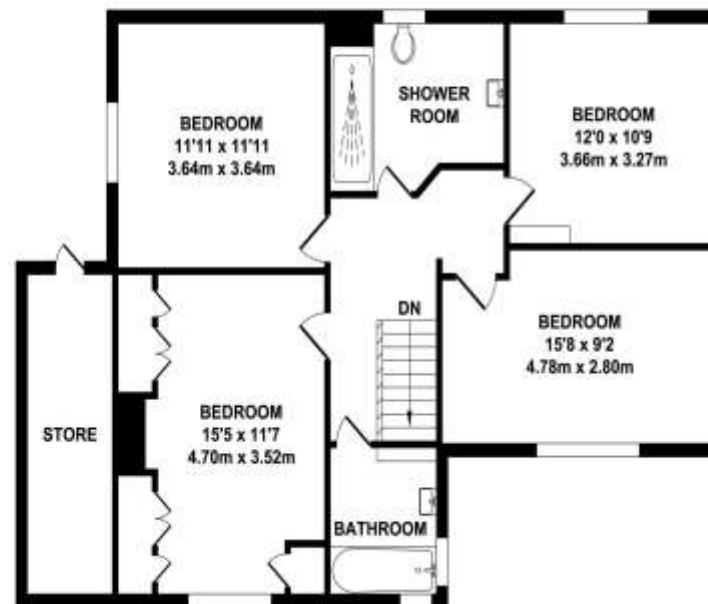
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



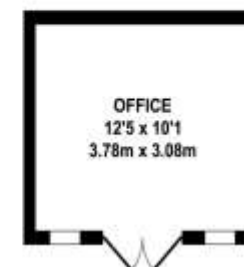
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GROUND FLOOR  
APPROX. FLOOR AREA  
1029 SQ.FT.  
(95.62 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
929 SQ.FT.  
(86.27 SQ.M.)



OUTBUILDING  
APPROX. FLOOR AREA  
125 SQ.FT.  
(11.64 SQ.M.)

**TOTAL APPROX. FLOOR AREA 2083 SQ.FT. (193.53 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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