



Dry Hill Park Road, Tonbridge

Guide Price £1,000,000 - £1,100,000

When experience counts...

est. 1828  
**bracketts**



GUIDE PRICE £1,000,000 - £1,100,000 Offered for sale is this rare opportunity to purchase a detached family home in what is regarded as one of the most sought after roads in Tonbridge. Close to local amenities, high street and coveted schools we recommend viewing at your earliest convenience The property internally comprises, porch, entrance hall, cloakroom WC, sitting room, dining room, modern fitted kitchen, utility room, extended to the rear with additional reception room that offers a view across the rear garden and school fields. To the first floor there is family bathroom, four bedrooms with one room boasting an en suite shower room. Externally there is a raised patio seating area with steps down to generous lawn area, mainly laid to lawn with mature shrubs, trees & borders. Integral single garage and driveway for several cars. The property is offered with no onward chain and viewing is highly recommended.

Four Bedrooms

Detached Family Home

Three Reception Rooms

Modern Fitted Kitchen & Utility  
Room

Sought After Location

Close to Local Amenities &  
Coveted Schools

Large Rear Garden

Integral Garage & Driveway for  
Several Cars

Viewing Highly Recommended

No Onward Chain







## 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 F

Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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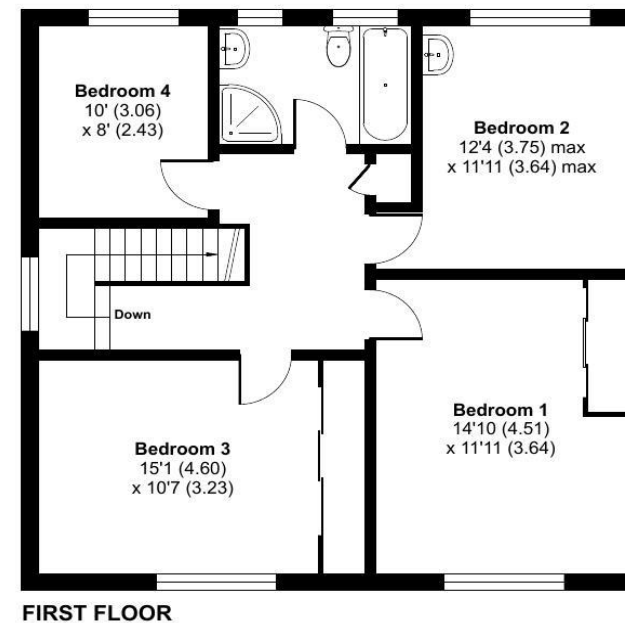
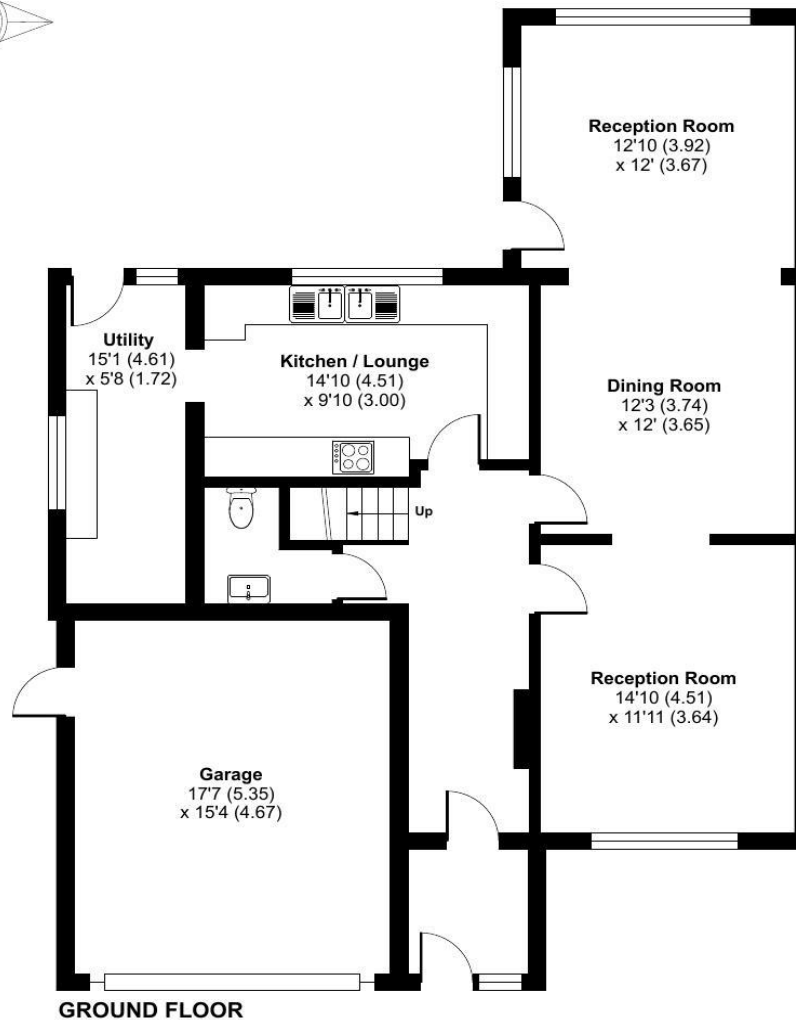
## Dry Hill Park Road, Tonbridge, TN10

Approximate Area = 1705 sq ft / 158.3 sq m

Garage = 260 sq ft / 24.1 sq m

Total = 1965 sq ft / 182.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Bracketts llp. REF: 1236652