



St Eanswythes, Priory Road, Tonbridge, Kent, TN9 2BL

Guide Price £575,000

When experience counts...

est. 1828  
**bracketts**



Offered for sale is this unique four bedroom detached period family home situated in a central town position. This rarely available four-bedroom detached residence offers an exceptional opportunity to secure a family home in a popular residential area close to all local amenities, coveted schools, high street & mainline station. Internally the property offers an impressive entrance hall with versatile ground floor layout featuring two smaller reception rooms ideal for play rooms & study, fitted kitchen, cloakroom WC and large dual aspect sitting room with a feature period vaulted ceiling and views over garden. To the first floor a galleried landing with, three double bedrooms, a single bedroom, walk in storage cupboard and a modernised shower room. Externally, there is a walled rear garden with an array of established mature plants and shrubs. To the front, a private driveway for two cars, with potential to further this with removal of a fence to expose hardstanding for another vehicle. Offered with no onward chain we recommend early viewing to appreciate everything this home has to offer. further benefits include feature fire places throughout the property.

Four Bedrooms

Detached Family Home

Large Open Plan Sitting Room  
With Feature Ceiling

Fitted Kitchen

Study / Playroom

Close to Local Amenities, Coveted  
Schools & Mainline Station

Walled Rear Garden

Allocated Parking For Two 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, 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:

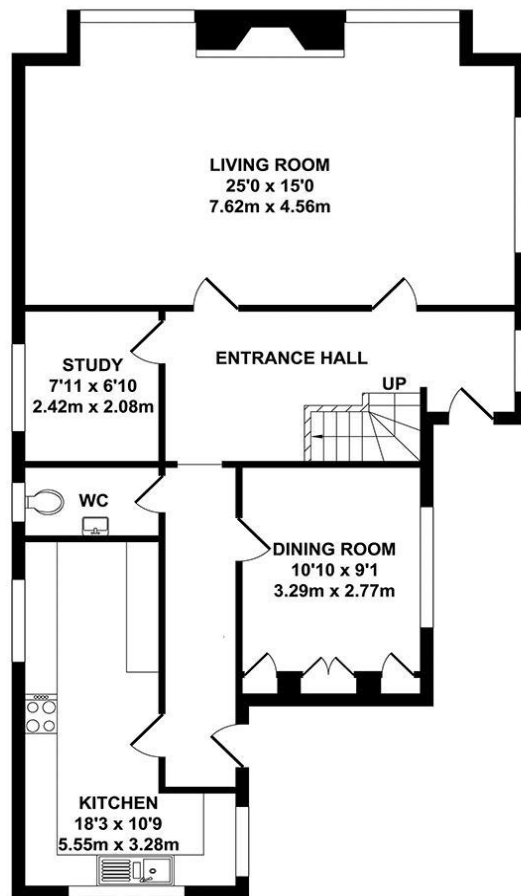
Council Tax Band F

Double Glazed Windows

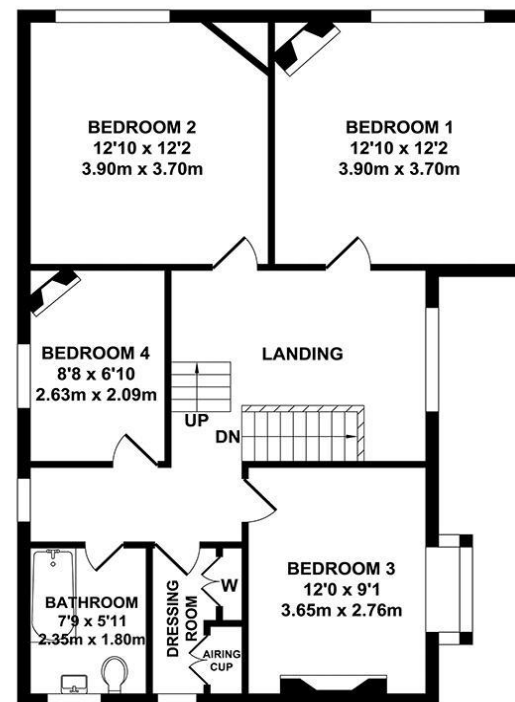
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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GROUND FLOOR  
APPROX. FLOOR AREA  
884 SQ.FT.  
(82.10 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
719 SQ.FT.  
(66.80 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1603 SQ.FT. (148.90 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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