



Kendal Close, Tonbridge, Kent, TN9 1LY

Guide Price £1,250,000 - £1,350,000

When experience counts...

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Offered for sale and forming part of a quiet cul-de-sac, this rarely available four-bedroom detached residence offers an exceptional opportunity to secure a beautifully remodelled family home in one of Tonbridge's most sought-after settings. Perfectly positioned within easy access of the High Street, local amenities and under a mile from Tonbridge Station. Internally the property has been extended and completely refurbished to a superb standard throughout. From the moment you step into the impressive entrance hall, the sense of space and quality is immediately apparent. The versatile ground floor layout features three spacious reception rooms, including a dual-aspect formal living room, a dedicated home office, and a comfortable family room — any of which could easily serve as a fifth bedroom if needed. At the heart of the home lies a stunning open-plan kitchen, dining and family space, designed with both everyday living and entertaining in mind. The kitchen is fitted with granite worktops, a central island with breakfast bar, an integrated Miele dishwasher and a freestanding range cooker. Flooded with natural light from large windows and bi-fold doors leading onto the landscaped garden and patio. To the first floor, four generously proportioned double bedrooms. The principal bedroom features bespoke built-in wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom with separate shower. Externally, the beautifully landscaped garden is a tranquil retreat, featuring a natural stone patio, water feature, established rockery, and a raised pergola seating area that's perfect for entertaining and alfresco dining. To the front, a private driveway leads to the garage, which is fitted with an electric roller door and provides both storage and secure parking. This is a truly exceptional family home that offers space, style and a superb location, all finished to an impeccable standard. Properties of this calibre are rarely available and early viewing is highly recommended to appreciate everything this home has to offer.

Four Double Bedrooms

Detached Family Home

Three Reception Rooms

Sought After Cul De Sac - Close to Local Amenities, High Street & Mainline Station

Utility Room

Family Bathroom & En suite

Large Open Plan Kitchen / Family / Dining Room

Impressive Landscaped Gardens

Integral Garage & Drive to Front For Two Cars

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

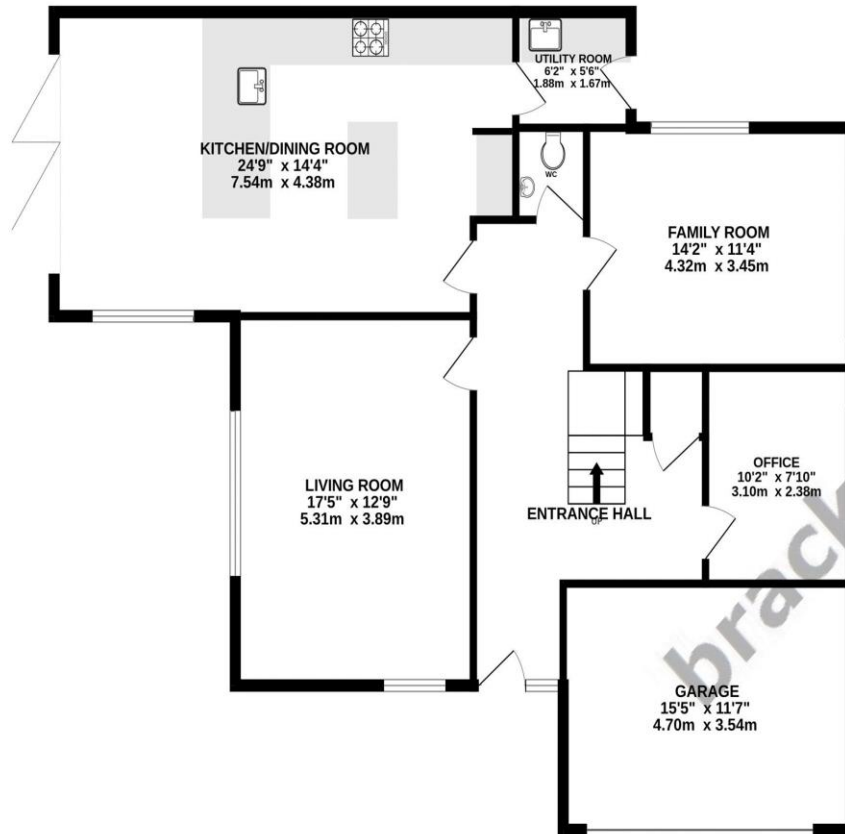
Double Glazed Windows

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

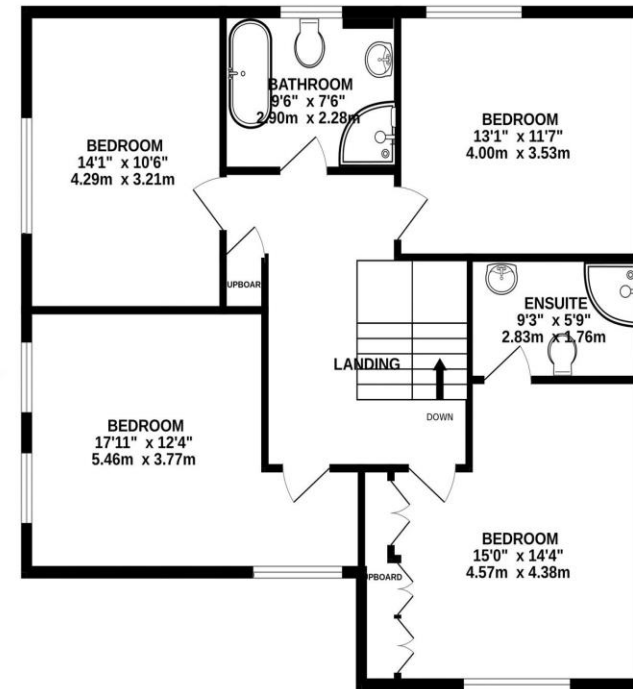


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GROUND FLOOR
1228 sq.ft. (114.0 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 2177 sq.ft. (202.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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