



Barchester Way, Tonbridge, Kent, TN10 4HR

Guide Price £800,000 - £825,000

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Offered for sale is this detached property in the highly desirable Barchester Way, this detached family home offers an exceptional opportunity to secure a spacious property in one of North Tonbridge's most sought-after locations. Enjoying an enviable position backing directly onto open fields, boasting far-reaching countryside views, This particular property is ideal for families looking to grow, or for those seeking a project with scope to, modernise or further extend—subject to the necessary planning consents. Both neighbouring homes have already undergone stylish transformations, highlighting the outstanding potential that exists here. Internally the property features a entrance hall leading to a good size sitting room. To the rear, a spacious open-plan kitchen and breakfast room overlooks the garden, the ground floor also provides a family bathroom and three generously sized bedrooms, offering flexibility for use as guest rooms, home offices, or playrooms. To the first floor, two further bedrooms along with a second bathroom. Externally, the property is surrounded by mature gardens to the front and rear, mainly laid to lawn with established trees, shrubs, and well-stocked borders. A private driveway to the front offers off-street parking and leads to a single garage. This property is offered to the market with no onward chain. With its outstanding location, generous plot, and huge potential for transformation, this is a rare opportunity not to be missed. Viewing is highly recommended at your earliest convenience.

Five Bedrooms

Detached Family Home With Flexible  
Living Arrangements

Sought After North Tonbridge  
Location

Views Over Open Fields to Rear

Sitting Room

Kitchen / Breakfast Room to Rear

Established Front & Rear Gardens

Garage & Driveway

Further Development / Extensions  
Subject to Necessary Consents

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 E

Double Glazed Windows

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
39-54	E		
21-38	F		
1-20	G		



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# Barchester Way, Tonbridge, TN10

Approximate Area = 1400 sq ft / 130 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

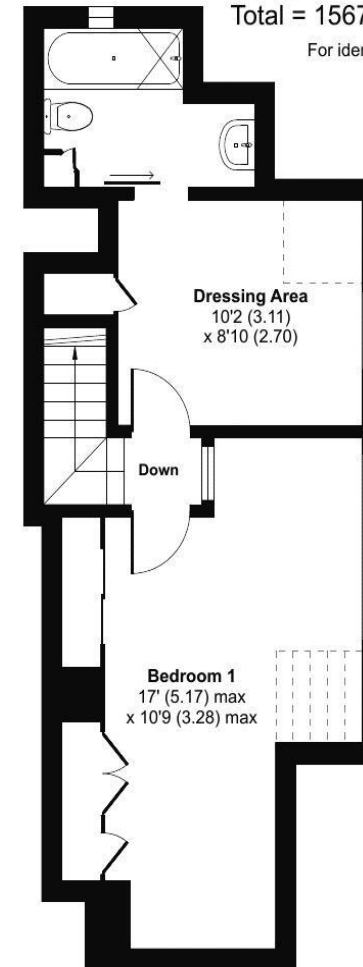
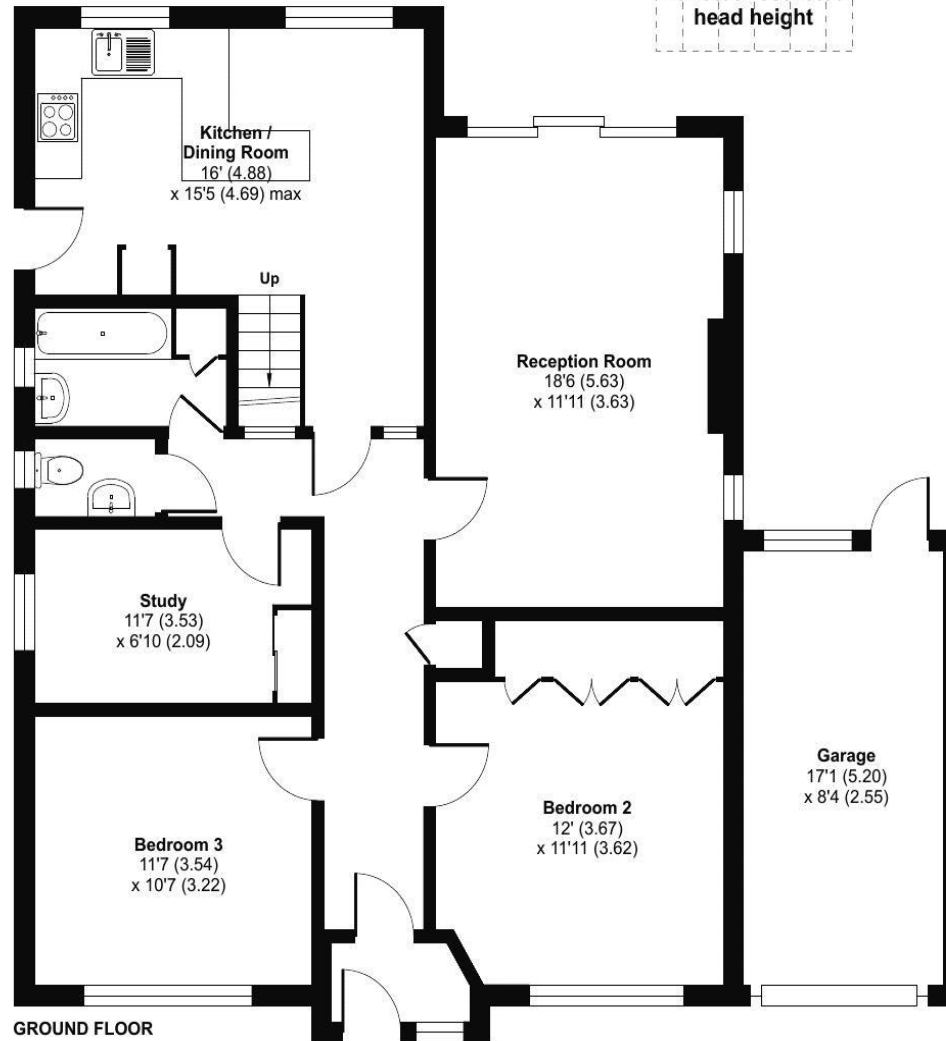
Garage = 143 sq ft / 13.2 sq m

Total = 1567 sq ft / 145.4 sq m

For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bracketts llp. REF: 1335625

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