

COMING SOON...



No. 63 Cornwallis Avenue

A spacious, light and extremely versatile modern family home, built to an exemplary standard.
DUE TO COMPLETE EARLY 2017

Design features include:

- Impressive double height entrance hall
- Large open plan area with underfloor heating
- Driveway with parking for several cars and large garage
- Mechanical Ventilation Heat Recovery System (MVHR)
- Insulated to a very high standard to reduce heating costs
- Master suite with dressing room
- Sunny rear garden, laid to lawn with large patio area to entertain
- Home office/studio, thermally insulated and air conditioned with internet
- Potential to add your personal taste with the final fixtures and fittings
- Over 3000 square feet of accommodation



About

No. 63 is a uniquely designed, light and spacious, 6 double bedroom detached modern home benefitting from well thought out, generous living space.

The property has been designed to flow perfectly for family life. The property will be finished to a very high specification with stunning décor and high quality fittings and some energy saving benefits such as modern building fabrics with MHVR for comfortable living and under floor heating to some ground floor areas.

Situation

No. 63 is located on the popular North side of Tonbridge, walking distance to outstanding primary schools and local shops within easy access to the town centre which offers great amenities for all the family including swimming pool, gyms, toddler groups, colleges and gyms. There are also several great secondary schools including grammar and the world renowned Tonbridge Boys School where you can enjoy a family theatrical treat at the EM Forster Theatre or enjoy their state of the art athletics track, fitness studios and pool. Tonbridge town centre and rail station is less than one mile distant with direct trains to London Charing Cross and Cannon Street. There are also good road links to the M25 via the A21/A26.





Home office

Accommodation

Ground Floor

The front door opens in to a large, impressive double height entrance hall. Straight ahead doors lead you through to a spacious and welcoming open plan kitchen/breakfast and family room with large doors taking you out to the modern terrace and garden where you also find a studio and children's play area. The garden is mainly laid to lawn leaving the new owners to dress as they like. There is a warm and cosy living room which is just perfect to sit with family and watch a favourite movie. Still on the ground floor you will find a generous Bedroom and en-suite which could be ideal for elderly relatives, teenager or guests. Bedroom 5 is yet another great size room ideal for a bedroom or snug. A WC, utility room, storage cupboards and staircase complete the ground floor.

First Floor

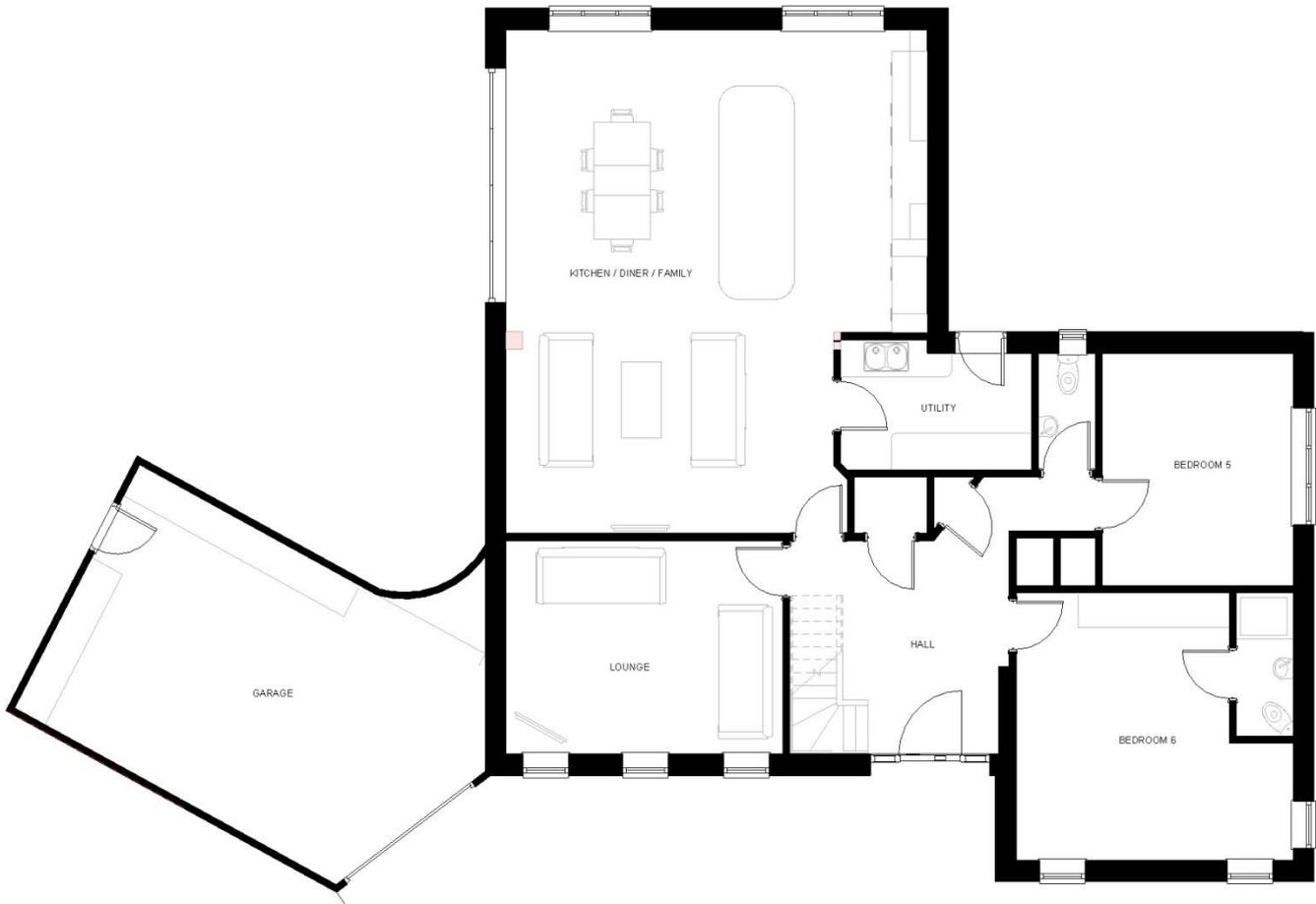
A light and airy landing leads off to the first of 4 large bedrooms, the luxury master suite with dressing room and en-suite, the full height windows in here give this room a very grand feel. The family bathroom is next along the landing with bath, separate shower, hand wash basin and wc. A further 3 double bedrooms, another en-suite, and a large storage cupboard complete the first floor.

Externally

The property is approached from Cornwallis Avenue via a timber gate leading to a private driveway where there is parking for several cars to the side of the property or in front of the generous sized garage with

remote electric roller door, there is a pedestrian door to the rear garden. Small mature shrubs align the fence on one side of the driveway while mature beech and laurel align the other. A generous and pretty rear garden which is mainly laid to lawn with a large terrace area leading from the family room to enjoy al fresco dining, with a separate play area for the children. The garden benefits from the summer sunshine late into the evening. There is a superb office/studio in the rear garden which is built to a very high standard with double glazing and air conditioning/heating which offers multiple uses. Externally the office is clad in similar material to the house bringing the two together.

Ground Floor



Kitchen/Family Area

28' 0" x 24' 0" (8.53m x 7.31m)

Bedroom 6

16' 0" x 15' 0" (4.87m x 4.57m)

Studio / Office

19' 0" x 12' 0" (5.79m x 3.65m)

Lounge

16' 0" x 12' 0" (4.87m x 3.65m)

En-suite

7' 0" x 3' 0" (2.13m x 0.91m)

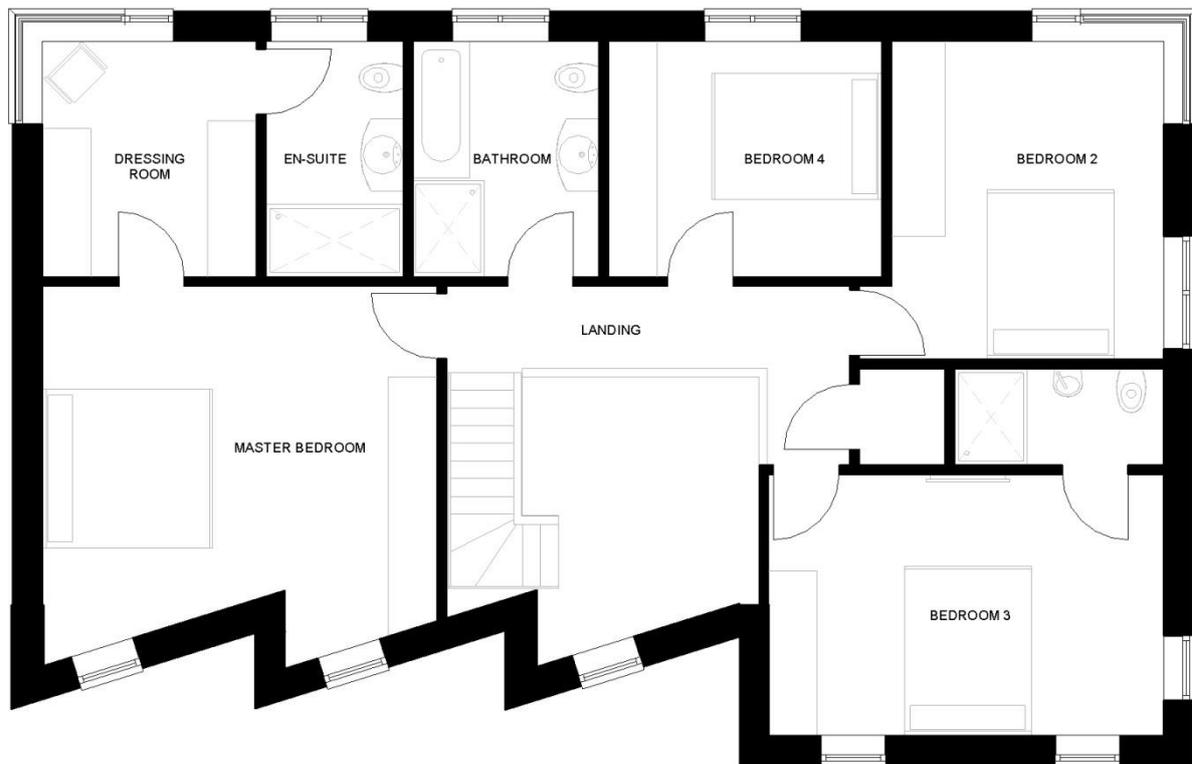
Bedroom 5/Play Room

13' 0" x 11' 0" (3.96m x 3.35m)

Garage

24' 0" x 15' 0" (7.31m x 4.57m)

First Floor



Master Suite

16' 0" x 14' 0" (4.8m x 4.2m)

Bedroom 2

13' 6" x 12' 0" (4.1m x 3.7m)

Bedroom 4

11' 0" x 10' 0" (3.3m x 3m)

Dressing Room

10' 0" x 9' 0" (3.0m x 2.7m)

Bedroom 3

16' 0" x 13' 0" (4.8m x 3.4m)

Bathroom

10' 0" x 8' 0" (3.0m x 2.4m)

En-Suite

10' 0" x 6' (3.0m x 2.6m)

En-Suite

9' 3" x 4' 0" (2.8m x 1.2m)

Approx. one third of an acre

Offers in the Region of £1,200,000

Location

Tonbridge is a bustling 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 leading on to Tonbridge Park offering covered/open air swimming pool, tennis courts, children's 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 bars. There are several lakes nearby and lovely family walks. 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 Grammar and Public Schools.



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