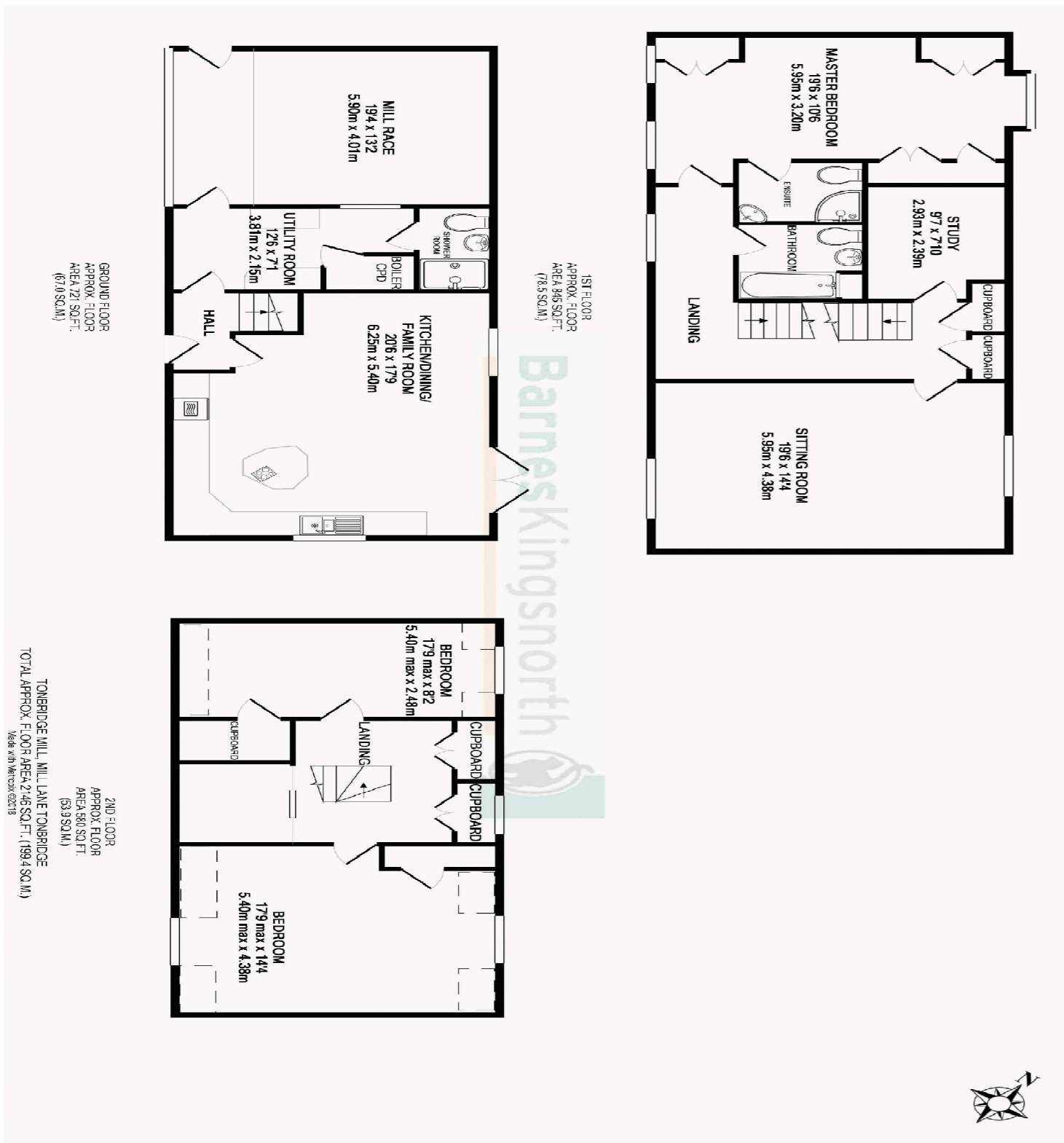


**Barnes Kingsnorth offices at:**  
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk  
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk  
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

# Barnes Kingsnorth



**Tonbridge Mill, Mill Lane, Tonbridge, Kent, TN9 1PJ**

**Guide: £850,000 Freehold**

**Viewings strictly by appointment with the agent**  
 Tel: 01732 771616  
[www.bkestateagents.com](http://www.bkestateagents.com)

**AGENT'S NOTE:** Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.





2



4



3

### THE PROPERTY

We are delighted to offer this fabulous Grade II listed house that provides an impressive, stylish home all wrapped up with a slice of Tonbridge history. The original water mill was bombed in WWII, left damaged until 2006 and then stunningly re-designed to reflect it's former role but with modern materials and a contemporary twist. The walkway and mill wheel have been incorporated into the design and it is a real feature to see the water moving through the mill race to the pond at the back of the house. Winning two awards\* for design & build this unique property now boasts well planned, spacious accommodation with oodles of character including beautiful French Oak joinery & solid wood doors. Entrance hall into superb, contemporary kitchen/dining/family room with granite work surfaces, integrated appliances, stylish breakfast bar and double doors to the deck overlooking the millpond. A utility room, shower room and the Mill Race completes the ground floor. Fabulous vaulted stairway takes you to the first floor where you will find a generous double aspect sitting room, study/bed 4, family bathroom along with master bedroom with vaulted ceiling and en-suite shower room. The top floor completes the accommodation with useful storage cupboards and two further double bedrooms enjoying wonderful views.

*\*2006 Tonbridge Civic Society's Annual Design Award and the LABC award for 2009 from Tonbridge Council*

### OUTSIDE

It is easy to wax lyrical about the garden, beautifully landscaped by the current owners to compliment and enhance the property & millpond. Step from the kitchen onto the decked area with that morning coffee or evening aperitif and let the hustle & bustle of daily life slip away as you relax & enjoy the tranquil scene. The pond attracts many birds including moorhen, heron and kingfisher along with ducks that waddle & quack their 'Hello'. There is the right to use the pond for boating & fishing (with appropriate licence) and a keen eye will spot pike, rudd and roach swimming along. Low maintenance artificial grass, striking waterside foliage, flower beds and a large garden shed. There is a convenient side access.



### THE LOCAL AREA

Conveniently positioned, Tonbridge Mill is situated in a conservation area, just a short stroll from the centre of the historic town of Tonbridge with eateries, shopping, amenities and recreational facilities all on the doorstep! The town is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with the beautiful buildings of Tonbridge School. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. Modern day life focuses on the many excellent Private and State Schools and the easy commute to London Bridge, Cannon Street and Charing Cross. There is an excellent range of shopping with two markets in the town - one held every Saturday and the popular Kent Farmers' Market on the second Sunday of each month. Plenty of recreational facilities in the area along with Tonbridge sports ground which provides swimming pool, tennis courts, riverside walks and cycle paths. As well as nearby Tonbridge station, the property is well positioned for access to the A21 leading onto the M25 towards London and the South Coast.

*PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each purchaser.*

**Energy Efficiency Rating: C**

**Council Tax Band: F**

