



**Victoria House ❖ Broad Oak ❖ Brenchley ❖ Kent ❖ TN12 7NN**

A substantial, sophisticated 5-bedroom Berkeley Homes residence, perfectly positioned in the heart of Brenchley within generous, secluded grounds.

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- ❖ An elegant family home in an enviable position within the desirable village of Brenchley.
- ❖ Over 3500 square feet of well-configured living accommodation.
- ❖ Arranged over 2 floors and presented to a high standard throughout.

- ❖ 5 bedrooms, 3 bathrooms, 2 of which are en-suites, and 4 reception rooms.
- ❖ Fully enclosed landscaped garden and double garage.
- ❖ Exceptional location with every amenity, including a London mainline station, within easy reach.

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## DESCRIPTION

Victoria House is a substantial and sophisticated 5-bedroom residence built in 2002 by the prestigious Berkeley Homes property developer. This lovely family home is presented in excellent order throughout and is perfectly positioned within the heart of the charming village of Brenchley. With well-proportioned rooms and generous, secluded grounds of over half an acre, this fabulous home has so much to offer its new owners.



## ACCOMMODATION

Victoria House is a beautiful Berkeley Homes property built in 2002 and lovingly maintained by the current occupants who have owned it since new. The layout and overall design of the property is very successful, resulting in a house that has a wonderful flow throughout both levels of the accommodation. All rooms are of very generous proportions and the build quality is exactly what one would expect from this prestigious developer.

The entrance door opens to the expansive hallway, which serves as the central hub of the house, serving all of the main rooms on the ground floor. Double doors lead to the large drawing room, with its French doors onto the rear garden and

attractive fireplace with fitted gas fire. Further doors from the entrance hall lead to the dining room, sitting room and study, and finally the kitchen. All are really good-sized rooms, and the kitchen has ample space for casual dining with French doors again to the rear garden. The kitchen in turn leads to the utility room and integrated double garage. A downstairs cloakroom completes the accommodation of this floor.

Stairs from the ground floor lead to the light and airy landing, giving access to all of the upstairs accommodation, which consists of 5 double bedrooms, the master of which has its own dressing room, en-suite bathroom and lovely French doors onto the balcony overlooking the rear garden. The guest bedroom also has its own en-suite and the family

bathroom is another well-proportioned room, with bath, shower and WC. There is access to the large loft, which is part-boarded and has light and an access ladder.

## OUTSIDE

Victoria House sits at the end of no-through road in a small arch of properties of a similar size and position. The setting of this house is particularly lovely, being positioned at the end of the road, in a generous plot of just under 0.75 of an acre. The private rear garden is fully enclosed, with an expanse of lawn, interspersed with bedding and shrubs, and a paved area perfect for outdoor entertaining. The property is flanked to the rear by mature trees, giving it a wonderful sense of peace and seclusion, yet being only minutes away from the village centre.

## LOCATION

Victoria House is situated at the end of Broad Oak, a close knit community in the picturesque village of Brenchley. The village has an excellent primary school and village store and a good range of local facilities including two award winning Real Ale country pubs, butcher, delicatessen store and post office/newsagent. The nearby village of Horsmonden also has a very good local post office, newsagent and two public houses. There are excellent local secondary school options within both the state and independent sectors. Paddock Wood (3 miles) has a large Waitrose supermarket, a department store, coffee houses and a mainline station serving Central London in approximately 50 minutes. The vibrant spa town of Tunbridge Wells is only 8 miles away and has a wide range of recreational and shopping facilities and a good selection of well-regarded restaurants. The wider road network is within easy reach, with the A21 being just a few miles distant.



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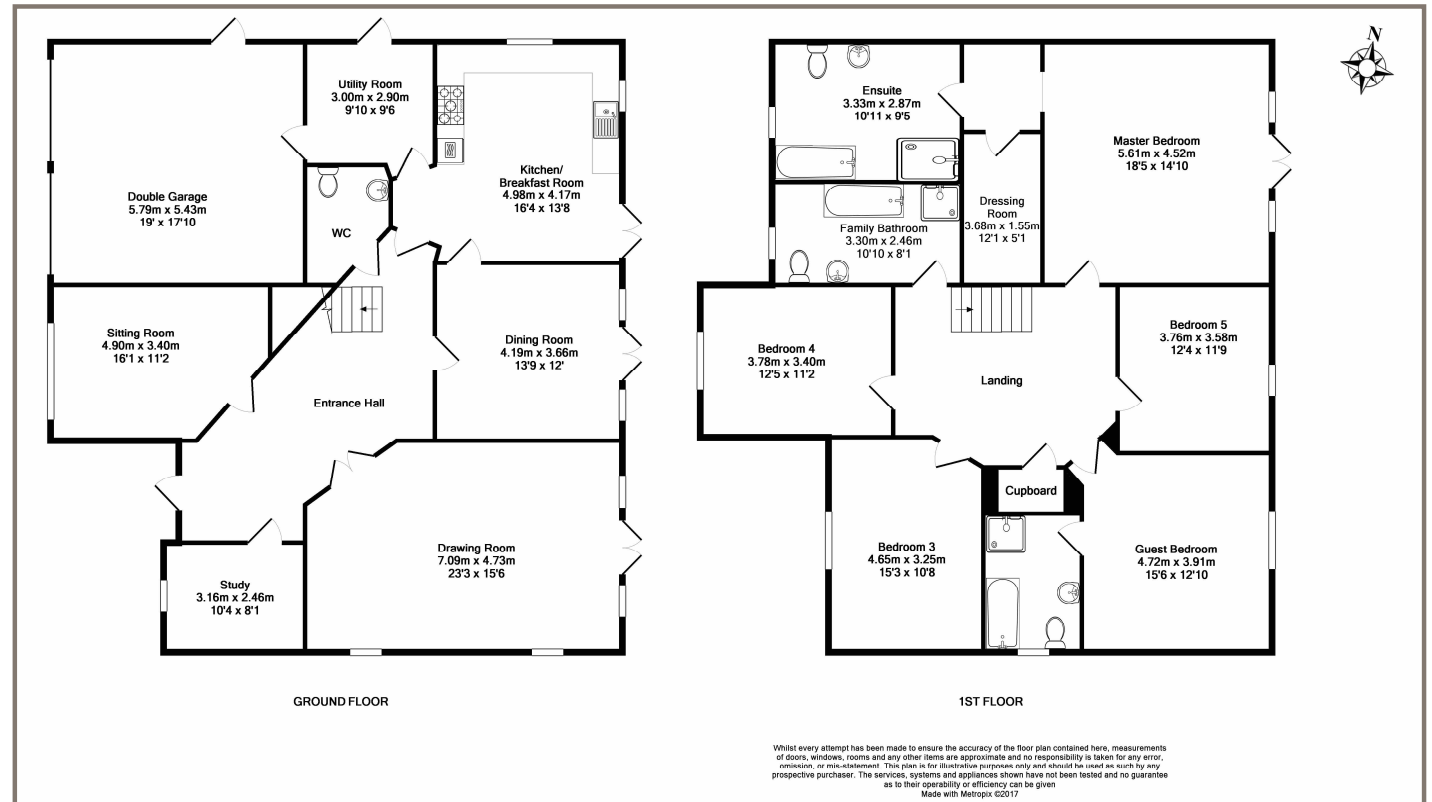
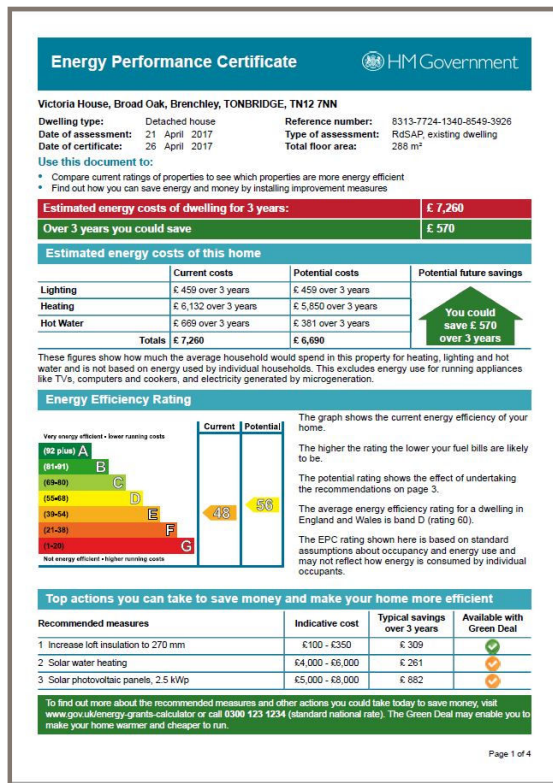






# Victoria House

Freehold | Mains electricity and water |  
LPG-fired central heating | Private, shared sewerage |  
Tunbridge Wells Borough Council, band G



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## Disclaimer agent's note:

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