



Coach House

Upper Green Road | Shipbourne | Tonbridge | Kent | TN11 9PL

FINE & COUNTRY





Step inside

Coach House

Location, location and location is always cited as the most important factor when deciding what property to buy and this property's location is second-to-none. It backs onto the 1000 acre Fairlawn Estate, in the highly acclaimed village of Shipbourne in an Area of Outstanding Natural Beauty and nestles in about a third of an acre of beautifully designed gardens surrounded by stunning views of the Kent countryside as far as the eye can see. It is rare for properties to be available for sale in Shipbourne and the last time this house came on the market was in 1981, so it is a true blank canvas waiting for new owners to create their own unique and stunning country home.

The property was originally in the curtilage of a country house known as The Grange but all that is left of that is a Kent ragstone wall on one side of the property. The house is approached along a drive leading to a spacious car parking area and a garage as well as to the front door. This opens into the hall with a useful cloakroom just inside the front door and provides access to the dual aspect dining room with a wall of built in bookshelves and a door to the rear garden. It also has a door to the kitchen that includes wood units housing a built in double oven and stand-alone appliances and opens into a lean-to style conservatory where you can sit and admire the garden. In order to create a contemporary feel it would seem perfectly possible to remove the wall between the kitchen and dining room to create an open plan kitchen/dining room and this could always include a wider opening into the adjacent well-proportioned, dual aspect sitting room that has a brick surround fireplace to continue the more open plan concept. On the first floor you will find a family bathroom and three bedrooms with outstanding rural views including one with built in shelving and the master with fitted wardrobes.

Outside, adjacent to the conservatory, is a terrace flanked by beautiful rose beds and leading to sweeping lawns interspersed with wonderful shrubs, flower beds and trees. A pathway winds its way from there to a charming wood framed summerhouse.



Seller Insight

“ I have loved living in this family home in wonderful surroundings for the past 44 years and enjoyed creating this very special garden and am only having to leave for health reasons. It is in a gorgeous spot and, with the property backing onto the Fairlawn estate, there is no chance of the area being built on. As well as being in an Area of Outstanding Natural Beauty the picturesque village centre is also in a Conservation Area and a Special Landscape Area and is reputed to be one of the most sought-after villages in Kent. There is a large village green looked after by Fairlawn Estates, an historic church and a charming village hall at the end of a Kentish Hall House as well as tennis courts, a good primary school, an excellent weekly farmer's market and the well-known Chaser Inn and restaurant while buses will take you to the surrounding towns and villages. Nearby Plaxtol includes a good primary school, pub and village store with a post office as well as a cricket and tennis club.

It is only a couple of miles to a useful parade of shops with two supermarkets and a little over four miles to Tonbridge where you will find a variety of independent shops, hair and beauty salons, bars and restaurants with additional retail outlets on the outskirts of the town. Trains from Tonbridge station can whisk you to London in just over half an hour while the vibrant and historic town of Sevenoaks is only a short drive with the famous Knole House and park as well as a plethora of delightful restaurants, pubs, individual shops, independent and good state schools and train stations including the mainline to Charing Cross and Blackfriars.

There are excellent local educational facilities with a number of primary schools including Slade Primary rated Outstanding by Ofsted, several Outstanding grammar schools including the high achieving The Judd for boys and Tonbridge Grammar School for girls with specialist status including performing arts, maths and ICT, music and sports. There is also Somerhill prep school, the independent Kent College, the West Kent College of further education and a small University of Kent campus as well as the famous independent Tonbridge School founded in 1553. This provides the thriving EM Forster theatre and leisure club (TSC) with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself includes golf, football, rugby, tennis and cricket clubs.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

By Road:

Tonbridge	4.4 miles
Tunbridge Wells	9.3 miles
Sevenoaks	6.9 miles
Dover Docks	57.6 miles
Channel Tunnel	45.9 miles
Gatwick Airport	29.9 miles
Charing Cross	34.5 miles

By Train from Tonbridge

London Bridge	35 mins
Charing Cross	40 mins
Victoria	1hr 05 mins
Ashford International	37 mins

Healthcare

Hildenborough Medical Centre	01732 838777
Borough Green Medical Centre	01732 883161
Warders Medical Centre	01732 770088
Trenchwood Medical Centre	01732 352784
Tonbridge Medical Group	01732 352907

Leisure Clubs & Facilities

Tonbridge School Sports Centre	01732 304111
Plaxtol and Shipbourne Tennis Club	01732 810338
Plaxtol Cricket Club	
Poult Wood Golf Club	01732 364039
Tonbridge Golf Centre	01732 353281
Tonbridge Cricket club	01732 843160
Tonbridge Juddians Rugby Club	01732 358548
Tonbridge Town Sailing Club	07813 259167

Local Attractions / Landmarks

- Tonbridge Castle
- Ightham Mote
- Haysden Country Park
- Tonbridge River Trips
- Knole House and Park
- Penhurst Place
- Hever Castle
- The Himalayan Gardens

Education

Primary Schools	
Shipbourne Primary School	01732 813344
Plaxtol Primary School	01732 810200
St Margaret Clitherow Catholic Primary	01732 358000
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Hilden Oaks Prep & Nursery	01732353941

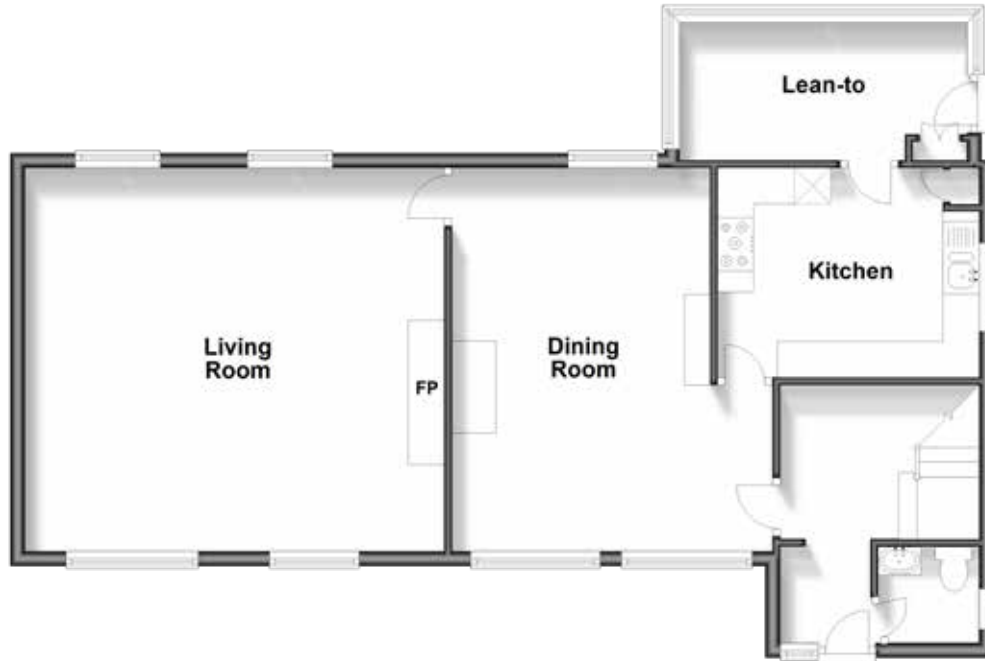
Secondary Schools:

Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
Kent college	
The Judd School (Grammar)	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

- EM Forster Theatre (Tonbridge School)
- The Chaser Inn
- The Rifleman
- The Greyhound
- Angel Centre sports complex and cinema

Ground Floor
Approx. 81.0 sq. metres (871.9 sq. feet)



GROUND FLOOR

Entrance Hall	
Downstairs Cloakroom	
Living Room	18'8 x 16'8 (5.69m x 5.08m)
Dining Room	17'1 (5.21m) x 14'5 (4.40m) narrowing to 11'8 (3.56m)
Kitchen	11'3 x 9'4 (3.43m x 2.85m)
Lean To	13'4 x 6'0 (4.07m x 1.83m)

FIRST FLOOR

First Floor Landing	
Bedroom 1	16'7 x 12'0 (5.06m x 3.66m)
Bedroom 2	10'10 (3.30m) narrowing to 9'1 (2.77m) x 9'0 (2.75m)
Bedroom 3	10'9 (3.28m) narrowing to 8'11 (2.72m) x 9'0 (2.75m)
Bathroom	9'2 x 8'6 (2.80m x 2.59m)

OUTSIDE

- Large Rear Garden
- Off Road Parking
- Single Garage
- Summer House

First Floor
Approx. 67.2 sq. metres (722.8 sq. feet)



£ 900,000

Council Tax: F
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 06959315 Registered Office: Morgan Alexander Kent Ltd (formerly Fine & Country Kent Ltd.) 36 King Street, Maidstone, Kent ME14 1BS. Printed 20.06.2024





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