



Echoes
Fairmans Lane | Brenchley | Tonbridge | TN12 7BB

FINE & COUNTRY





Step inside

Echoes

Nestled in 2.3 acres of gardens and woodland and surrounded by gorgeous countryside in the High Weald area of Outstanding Natural Beauty, this delightful 17th Century unlisted period home of great character has been lovingly restored by the current owners combining period features with stylish modernity. It is approached via a gated driveway from the country lane passing the neat front lawn bounded by pretty flower and shrub beds and leading to parking for several vehicles, electric car charging point and a detached tandem garage with power and light.

The charming entrance hall leads past the downstairs cloakroom and a cosy Snug with cheerful white painted timbers and a lovely aspect overlooking the front garden via new hardwood double glazed windows. The elegant and beautifully proportioned Living room is full of period features with oak timbers that carry through into a sympathetic extension to provide a large space. The Inglenook fireplace with its wood burning stove is a great focal point; an old fashioned compliment to 'old school' style modern radiators heated via up-to-date environmentally friendly air source heat pumps.

The heart of the home is a stunning Kitchen and open plan Conservatory/Dining room. The kitchen area is fitted with marble worktops and stylish modern units designed to match the oil-fired Rayburn cooker. The two fridge drawers are a cook's delight and there is space in the garage for freezers. Wide engineered oak floorboards lead the eye through into a generous Conservatory/Dining room that floods the whole with natural light. This is a lovely big room offering plenty of space for a large dining table ideal for entertaining and for family gatherings whilst enjoying wonderful views over the gardens and grounds.

Follow those views out via French doors to a generous composite wood decking area that creates a fabulous outside entertainment area overlooking the lawns, the lake-fed stream and onwards to light woodland.

Upstairs a split level landing gives access to three of the four bedrooms. The principal bedroom is a superb size brimming with character with delightful exposed timbers and a triple aspect via modern painted hardwood windows. There is plenty of storage space in the fitted wardrobes plus room for additional free-standing wardrobes and a dressing table and is served by a smart ensuite shower room. Two further double bedrooms include a charming bedroom with exposed timbers overlooking the front garden and one overlooking the rear garden. Both are served by a stylish modern bathroom with bath and shower over. On the second floor and lent great character by the shape of the roof is the fourth bedroom with access through to the attic.

Outside the property really comes into its own across its 2.4 acres. The large grassed area above the drive has a very impressive enclosed swimming pool (32ft X 16ft with a shallow end of c.3ft and a deep end of c.9ft) Styled to resemble an agricultural barn and designed for year round use it is well insulated, utilises an air source heat pump to heat the water and on the roof of the swimming pool there are Photo Voltaic Cells. The large detached Summerhouse/outbuilding was an office with kitchen area and toilet for the previous owners and was originally used by the current owners as a games/play area for their children and grand children; now completely refurbished and served by an air source heat pump you can comfortably put it to whatever use suits you and your individual needs.

Beyond the outbuilding lies an orchard with apple, pears, cherry and walnut and an area of light woodland, the site of no doubt countless adventures before you loop back towards the house and the more formal gardens. The large flat lawn is ideal for games be it football, badminton or croquet. The ballustrated seating area looks out over the lawn with is bounded by the stream and further light woodland.



Seller Insight

“ Never having lived in the country we were somewhat lost when we moved down from South East London, the lack of pavements, street lighting, no noise or smell of car exhausts from the A2 traffic we found unsettling but short lived and now when we return to our old neighbourhood we can't wait to get back.

We have loved living the good life for almost 20 years. The taste of free range eggs from sellers nearby inspired us to keep our own hens as well as rare breed pigs including Berkshires, Gloucester Old Spots, Tamworths, British Lop Ears, Saddlebacks and Large Whites. We have also kept Romsey Marsh lambs, Runner Ducks, Geese, Turkeys and honey bees. Our children and grandchildren have loved and enjoyed all the animals we have kept over the years.

We walk into Brenchley by way of a public footpath signposted and accessed at the top of Fairmans. There are also numerous public footpaths and walks around Echoes and you can see quite frequently organised walking groups striding up and down our lane.

In Brenchley village there is a post office/ general store and the Little Bull coffee shop/wine bar /B&B, there is also an excellent doctor's practice.

Paddock Wood train station is about ten minutes drive with a large amount of surface car parking and trains run into London Bridge, Charing Cross (45 minutes) and a Cannon Street.

Paddock Wood has a Waitrose supermarket adjacent to the station, a family run Department store Barsleys as well as a Tesco Express, Costa Coffee, Greggs The Bakers, Dominos Pizza, Post Office, a Nationwide Building Society and numerous hairdressers and smaller retailers.

We walk to The Half Way House which has won the CAMRA Best West Kent pub for most probably the last twenty plus years and the Hopbine with a growing reputation as one of the best gastropubs in the area. The pub also has a brick pizza oven and also supplies take away pizzas.

Further afield there are numerous attractive quality restaurants and pubs within a short drive such as "The Smallholding" restaurant which recently won a "Green Michelin" star for its menu of locally produced produce, the Elite Public House chain in 12 locations around the area and of course Tunbridge Wells only 6 miles away with numerous drink and food establishments ranging from "Alkin" a niche brewery and pizza food to "The Ivy Restaurant" London chain.*

* 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

Paddock Wood	3.5 miles
Tonbridge	8.2 miles
Tunbridge Wells	6.8 miles
Dover Docks	50.9 miles
Channel Tunnel	39.9 miles
Gatwick Airport	30.4 miles
Charing Cross	49.5 miles

By Train from Paddock Wood

London Bridge	41 mins
Charing Cross	52 mins
Ashford International	27 mins

Leisure Clubs & Facilities

Brenchley and Matfield Bowls Club	01892 723630
Castle Hill Cricket Club	01892 723920
Brenchley and Matfield Tennis Club	07903 044530
Brenchley Squash Club	01892 833609
Moatlands Golf Club	01892 723300

Healthcare

Howell Surgery	01892 722007
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Brenchley and Matfield Primary School	01892 722929
St Margaret Clitherow Catholic Primary	01732 358000
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools

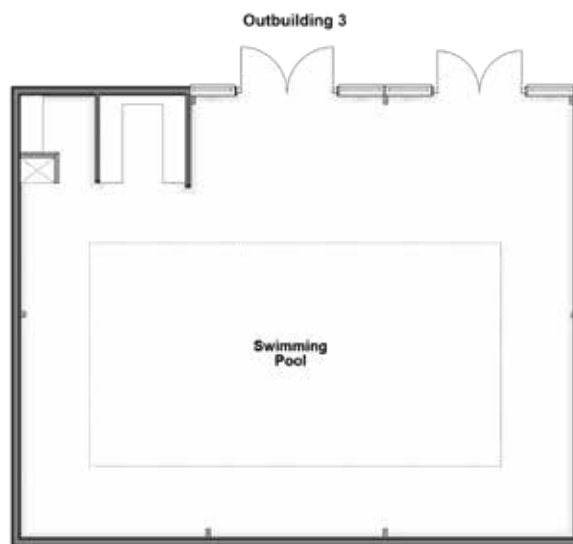
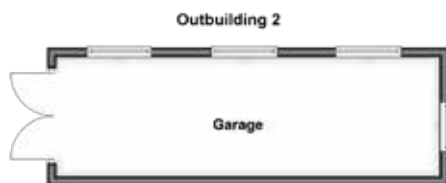
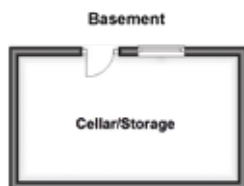
Mascalls Academy	01892 835366
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

Oast Theatre
The Angel Centre
The Halfway House
Grays Cafe
The Star
The Hopbine
The Poet

Local Attractions/landmarks

Scotney Castle
Hop Farm
Tonbridge Castle
Iron Train Bridge
Spa Valley Railway
Ightham Moat



GROUND FLOOR

Entrance Hall	
Cloakroom	
Living Room	19'11 x 15'8 (6.07m x 4.78m)
Kitchen	12'2 x 10'0 (3.71m x 3.05m)
Conservatory/Dining Room	15'9 x 13'6
Snug	11'0 x 9'5 (3.36m x 2.87m)

FIRST FLOOR

Bedroom 1	19'8 x 16'8 (6.00m x 5.08m)
En Suite Shower Room	
Bedroom 2	13'6 x 10'0 (4.12m x 3.05m)
Bedroom 3	12'2 x 10'7 (3.71m x 3.23m)
Bathroom	

SECOND FLOOR

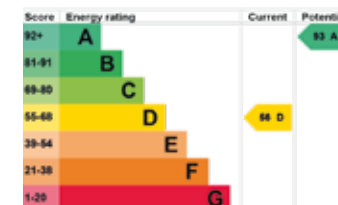
Bedroom 4	13'7 x 9'6 (4.14m x 2.90m)
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OUTSIDE

Off Road Parking	
Single Garage	
Covered Swimming Pool	39'9 x 31'10 (12.12m x 9.71m)
Outbuilding	44'0 x 17'9 (13.42m x 5.41m)
Store Room	15'9 x 9'0 (4.80m x 2.75m)
Rear Gardens	

£ 1,350,000

Council Tax: G
Tenure: Freehold



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



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