



4 Brattles Grange Cottages
Tibbs Court Lane | Brenchley | Tonbridge | TN12 7AJ





Step inside

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With fields opposite and a footpath to nearby villages, this charming, three storey Edwardian cottage in an Area of Outstanding Natural Beauty has all the advantages of country living while still being easily accessible to Brenchley and Matfield. A wide block paved driveway leads to the cottage and provides plenty of off road parking and flanked by garden areas on either side. With its multi-pane windows, ornate barge boards and attractive front door it has immediate external appeal while internal period features include oak flooring, exposed beams, panelled wood doors and a fireplace that give it such a charming character, but it still has everything needed for modern day living.

Off the hallway there is an understairs cupboard and a downstairs cloakroom as well as access to the living accommodation that includes the large and impressive dual aspect sitting room with French doors to a garden, built in cupboards and shelving either side of the brick fireplace and a wood burning stove, providing a warm and friendly ambience on a cool winter's evening. The charming and spacious kitchen/dining room includes a wood sanded floor, a raft of attractive cream shaker style units and granite worktops with a built in hob and oven as well as additional free-standing appliances and space for a fridge/freezer. There is a matching central island on wheels and plenty of room for a large table and chairs. The adjacent utility room has space and plumbing for laundry facilities and an external door with a cat flap.

On the first floor there is a family bathroom and three double bedrooms including one with dual aspect views over the surrounding countryside and the garden, another with a built in cupboard and the third with a useful vanity unit. While on the top floor you will find an impressive double

bedroom with a vaulted ceiling, Velux window and a recently installed en suite shower that could also make a great office/games room or a wonderful hideaway for a teenager looking for a bit of privacy and independence.

Outside, adjacent to the parking area is an excellent chalet style office/studio that is ideally situated because it is easily accessible for clients and business visitors. It has an impressive pine interior and would make an excellent workplace for anyone running a business from home who doesn't want to be disturbed by activities in the house. There are also two distinct garden areas, so you can create a kids' play area and a separate, more tranquil environment for the adults. One area includes a garden shed, log store and plenty of space for a trampoline and playground equipment, while on the other side of the cottage there is a terrace for outdoor entertaining, bordering a lawn with tree and shrub borders and a pathway leading to the attractive and spacious six person hot tub store. It is housed in a charming pagoda style cover that provides privacy as well as warmth in the winter, so can be used all year round.



Seller Insight

“ We moved here because we loved the location and the fact that, although we have the advantage of four double bedrooms, it still feels a cosy, warm and friendly house. It is also quiet and peaceful, with the only sound at night being the resident owl, yet we are not isolated. We love having the fields opposite and being able to walk through orchards to the local village pubs including the Halfway House in Brenchley and the Hopbine in Petteridge.

Brenchley is as popular with commuters today as it was 200 years ago when the 'Flower of Kent' stagecoach galloped back and forth from London to Brenchley three times a week in 1823. The historic high street is made up of half timbered, tile hung white weatherboarding houses with some dating back to the 1200s including the Old Palace that now houses the local post office and stationers. There is a good primary school, the award-winning Grays café and 'cakery,' and the characterful Little Bull that serves amazing breakfasts and brunches, while the Halfway House is a quintessential village pub that has won the CAMRA Best West Kent Pub for more than 20 years and offers excellent ales and hearty pub food. An avenue of 400 year old yew trees provide an impressive entrance to the Grade 1 Listed church and you can stroll around the delightful village green or enjoy Brenchley Woods, which are ideal for walks with the dog, cycling or horse riding. Nearby Matfield is a friendly place with another village green, two pubs, a butcher's shop and the village hall with a post office and regular activities.

The nearest station to the cottage is Paddock Wood which is about three miles away and where trains to London take between 40 minutes and an hour. The town also includes high street stores, individual shops, bars, and restaurants as well as two primary schools and a good secondary school. Tunbridge Wells provides excellent additional educational facilities including a number of primary and secondary schools rated Outstanding by Ofsted including St James and St Peters' C of E primary schools and secondary schools including Bennett Memorial Diocesan School, the St Gregory's Catholic School as well as Tunbridge Wells Girls Grammar School and Skinners Grammar School. Claremont primary has also been judged Outstanding in various categories. You will also find excellent private schools in the area including Rosehill, The Mead, Kent College, Holmewood House and Beechwood prep and secondary school as well as the historic Tonbridge School.*

* 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:	
Brenchley	0.9 miles
Matfield	2.3 miles
Paddock Wood	4.0 miles
Tonbridge	9.6 miles
Tunbridge Wells	6.4 miles
Dover Docks	49.3 miles
Channel Tunnel	38.8 miles
Gatwick Airport	30.4 miles
Charing Cross	49.1 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	
Tunbridge Wells Hospital	

Education

Primary Schools	
Brenchley and Matfield Primary School	
St Margaret Clitherow Catholic Primary	
Somerhill (independent)	
Hilden Grange Preparatory	

Secondary Schools	
Mascalls Academy	
Tunbridge Wells Girls Grammar	
Tunbridge Wells Boys Grammar	
Hill View School for Girls	
The Judd School (Voluntary aided)	
Tonbridge School (Independent)	
Weald of Kent Grammar School	
Hill View School for Girls	
The Judd School (Voluntary aided)	
Tonbridge School (Independent)	

01892 722007	
01622 729000	

01892 722929	
01732 358000	
01732 352124	
01732 351169	

01892 835366	
01892 520902	
01892 529551	
01732 352793	
01732 770880	
01732 365555	
01732 373500	
01732 352793	
01732 770880	
01732 365555	

Entertainment

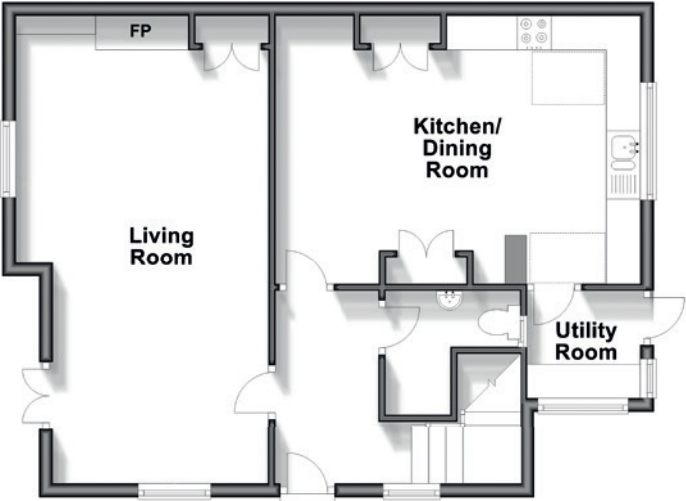
Oast Theatre	
The Angel Centre	
The Star	
The Halfway House	
The Hopbine	
The Poet	

Local Attractions/landmarks

Hop Farm	
Tonbridge Castle	
Iron Train Bridge	
Spa Valley Railway	
Ightham Mote	

Ground Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



First Floor

Approx. 49.9 sq. metres (536.8 sq. feet)



Second Floor

Approx. 23.8 sq. metres (255.9 sq. feet)



GROUND FLOOR

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room 17'11 x 12'9 (5.46m x 3.89m)
- Utility Room 5'5 x 5'2 (1.65m x 1.58m)
- Living Room 22'5 x 12'0 (6.84m x 3.66m) narrowing to 21'1 x 10'4 (6.43m x 3.15m)

FIRST FLOOR

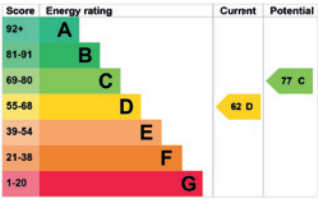
- Landing
- Bedroom 2 12'8 (3.86m) x 12'0 (3.66m) narrowing to 11'8 (3.56m)
- Bedroom 3 12'0 (3.66m) x 8'8 (2.64m) narrowing to 7'9 (2.36m)
- Bedroom 4 10'4 x 9'4 (3.15m x 2.85m)
- Bathroom 8'6 (2.59m) narrowing to 5'7 (1.70m) x 6'9 (2.06m)

SECOND FLOOR

- Bedroom 1 16'11 x 11'9 (5.16m x 3.58m)
- En Suite Shower 9'5 x 3'6 (2.87m x 1.07m)

OUTSIDE

- Front Garden
- Rear Garden
- Cabin 15'6 x 15'6 (4.73m x 4.73m)
- Driveway



Council Tax: F
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 12.11.2024



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