



2 the Coach house Dene Park
Shipbourne Road | Tonbridge | Kent | TN11 9NS

FINE & COUNTRY





Step inside

2 the Coach house Dene Park

If your idea of a dream location is in the Kent Downs Area of Outstanding Natural Beauty and being in the midst of beautifully maintained parkland in delightful surroundings, this superb first floor apartment might just tick all the right boxes. It is situated in the charming detached coach house in the grounds of the beautiful Dene Park estate where the mansion was originally built in 1883 and still retains features from a bygone era including fireplaces and high coved ceilings.

The property is approached through impressive automatic wrought iron gates with a door entry system that leads to the very attractive and meticulously maintained communal grounds. These were designed by the successful Victorian landscape architect Edward Milner and looked after by an onsite groundsman. There are sweeping lawns, magnificent trees, delightful shrub beds, seating areas and a hard tennis court. The extensive drive provides access to the apartment's spacious frontage where the property has allocated space for two cars as well as visitor parking.

There is an integral garage with internal access to the property and an inset private front door surrounded by a stone architrave. This opens into an entrance hall with an understairs storage cupboard and the original staircase that leads up to the spacious galleried landing on the first floor. Here you can put a desk or have a seating area and revel in the tranquil views over the park.

An elegant and spacious dual aspect sitting room includes a delightful Victorian style cast iron fireplace with attractive inset tiles and a coal effect gas fire, flanked by charming arched alcove shelving. While friends and family will enjoy eating in the separate dining room where they can also venture out through the French doors onto the balustraded balcony and take in the panoramic vista across the park.

The modern kitchen includes grey painted wood shaker style units housing a built in oven, hob and dishwasher with space for a fridge freezer. There is a cloakroom with a utility cupboard for laundry appliances, a family shower room and three bedrooms. This includes a single that could also make a charming 'snug' and two doubles, with one having an ensuite bathroom.

As well as access to the delightful parkland there is a communal courtyard area that is ideal for barbecues and al fresco dining.



Seller Insight

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What the owners say: We have loved living here for the past seven years. It has been a special home in a wonderful location and we particularly like having the separate dining room with the balcony where we can really appreciate the quiet and peaceful surroundings. It has also been very enjoyable to be part of a friendly community but we feel it is time to move nearer to our daughter.

It is only about a mile to the popular and exclusive village of Shipbourne. As well as being in an Area of Outstanding Natural Beauty the picturesque village centre is also in a Conservation and 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, for golfing enthusiasts, the Poult Wood golf club is only half a mile from Dene Park.

It is just three miles to Tonbridge where you will find a variety of independent shops, hair and beauty salons, bars and restaurants with additional supermarkets and retail outlets on the outskirts of the town. There is a mainline station that is a junction for two railway lines so it is easy to take a train to places in Sussex, Kent and London while trains to London Bridge take about half an hour or 42 minutes to Charing Cross.

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 Judd School for boys and Tonbridge Grammar School for girls with specialist status including performing arts, maths and ICT, music and sports.

Also available is 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 offers a golf centre, football, rugby, tennis, bowls and cricket clubs. Horsey enthusiasts can enjoy their sport at the Riding Farm Equestrian Centre and there is boating and angling on the River Medway and surrounding lakes.*

* 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 Station	3.0 miles
Tunbridge Wells	8.0 miles
Sevenoaks	7.6 miles
Dover Docks	57.6 miles
Channel Tunnel	46.8 miles
Gatwick Airport	30.6 miles
Charing Cross	40.9 miles

By Train from Tonbridge	
London Bridge	31 mins
Charing Cross	42 mins
Victoria	1hr 05 mins
Ashford International	37 mins
Hastings	48 mins

Leisure Clubs and Facilities

Tonbridge School Centre	01732 304111
Cowdrey Cricket Club	01732 356403
Tonbridge Tennis Club	07956 311273
Tonbridge Golf Centre	01732 353281
Poult Wood Golf Club	01732 364039
Tonbridge Bowling Club	01732 358528
Tonbridge Town Sailing Club	07813 259167

Tonbridge Angling Club
Riding Farm Equestrian Centre

Healthcare

Warders Medical Centre
Trenchwood Medical Centre
Tonbridge Medical Group
Tunbridge Wells Hospital

Education

Primary Schools
Shipbourne Primary School
Slade Primary School
Long Mead Community
St Margaret Clitherow Catholic Primary
Somerhill (independent)
Hilden Grange Preparatory

Secondary Schools:
Tonbridge Grammar School
Weald of Kent Grammar School
Hill View School for Girls
The Judd School (Voluntary aided)
Tonbridge School (Independent)

07947557140
01732 838717

01732 770088
01732 352784
01732 352907
01622 729000

01732 813344
01732 350354
01732 350601
01732 358000
01732 352124
01732 351169

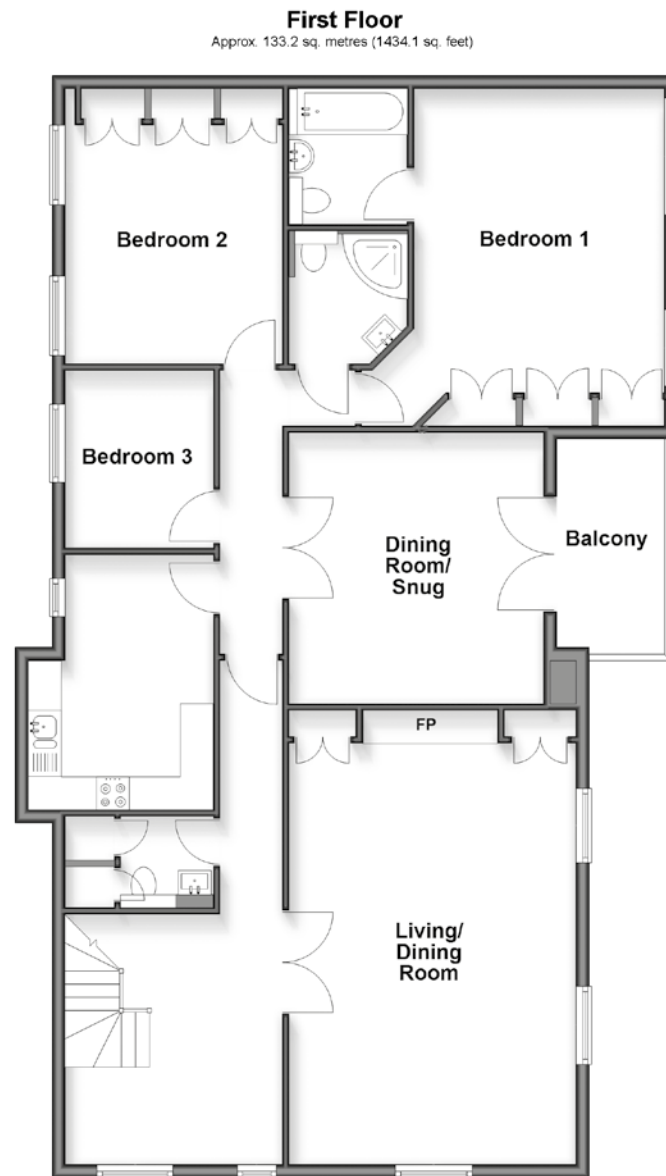
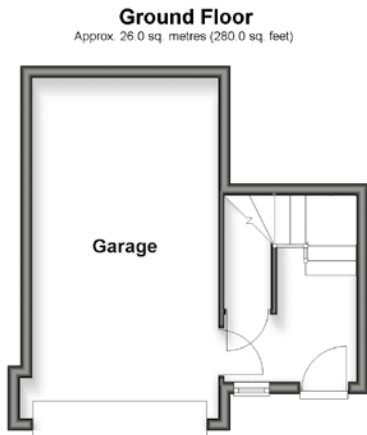
01732 365125
01732 373500
01732 352793
01732 770880
01732 365555

Entertainment

EM Forster Theatre
Oast Theatre
The Angel Centre
The Chaser Inn
The Greyhound
Verdegris
Ela Bella

Local Attractions/landmarks

Tonbridge Castle
Iron Train Bridge
Haysden Country Park
Tonbridge River Trips
Hever Castle
Knole House and Park
Penshurst Place

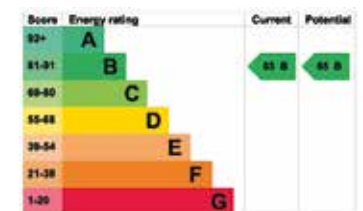


Ground Floor
Entrance Hall
Garage 19' x 10'7

First Floor
Landing
Living/Dining Room 20'10 by 14'3
Kitchen 12'4 x 9'3 reducing to 7'3
Cloakroom
Dining Room/Snugg 14'3 x 13'4
Bedroom 1 15'1 x 12'4
En-Suite Bathroom 6'6 x 5'11
Bedroom 2 12' x 11'
Bedroom 3 8'9 x 7'3
Shower Room 6'7 max by 6'

OUTSIDE
Allocated parking for two
Communal gardens and grounds
Balcony

Council Tax Band: D
Tenure: Share of Freehold



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