



Wrangling Cottage
Furnace Lane | Brenchley | Tonbridge | TN12 7BX



Step inside

Wrangling Cottage

The adorable Wrangling Cottage is everything you imagine a Tudor era Grade II Listed cottage would be. With its traditional white weatherboard exterior, high chimneystack and Kent peg tiled roof it has instant charm and oozes character even before you cross the threshold, where you will find a plethora of exposed ceiling and wall beams throughout the cottage. It is surrounded by three quarters of an acre of gardens with undulating lawns and a stream and also includes a three acre field, a stable block and an apple orchard surrounded by countryside on the edge of the High Weald Area of Outstanding Natural Beauty.

A driveway leading to a garage/barn provides off road parking for a couple of cars and has a pathway over the stream and flanked by lawns that leads to the period oak front door. This opens into a charming hallway with a modern cloakroom and an oak understairs cupboard. There is a characterful sitting room with a massive inglenook fireplace and an open fire, a door to the garden, a fitted cupboard and a small fascinating opening into the hall.

An open archway with a King Post vertical beam leads to the triple aspect country style kitchen with a range cooker and units housing a dishwasher and a washer/dryer with space for an American fridge freezer. Another archway is open to the charming dining room with its ceiling and wall beams as well as a crossbeam, access to the garden and a study nook at the end of the dual aspect room. Also on the ground floor is a contemporary bathroom with a stand-alone oval bath and a separate shower.

A delightful oak staircase leads up to a large partially vaulted, dual aspect double bedroom with a huge crossbeam and fitted cupboard and a large single room with eaves storage, a fitted cupboard and delightful rural views. A second staircase provides access to a galleried room with a vaulted ceiling that makes an ideal playroom or a teenager's 'hideaway'.

Outside, as well as the swathes of lawn interspersed with trees and shrubs, there is also a raised decked area for al fresco entertaining and access to the orchard and the stable block that includes three stables, a tack room and hard standing as well as a gateway to the three acre field. There is also an impressive separate solid wood double gate entrance from the lane to the orchard and stables, which is large enough to accommodate a horsebox.





Seller Insight

“ We moved here 22 years ago because we fell in love with the cottage and the surroundings. It is quiet and peaceful but not far from Horsmonden and Brenchley. We also had horses and enjoyed being able to ride around the countryside and our daughter loved being able to sit up in bed and see her pony poking his head out of the stable. However we are now having a complete change of lifestyle and hope new owners will revel in this characterful home.

Although the address is 'Brenchley' we are actually closer to Horsmonden village which is surrounded by orchards and farmland and bordered by the River Teise and includes lovely artificial lakes for fishing and bird watching. There is a large village green and excellent local shops that include a convenience store, a post office, pharmacy and hairdresser. There is also a doctor's surgery, a mobile library and a good primary school and kindergarten as well as a village hall that offers a variety of activities to suit all age groups together with a sports ground, cricket and tennis club. While the Gun and Spitroast is renowned for its famous Spitroast meals and families are especially welcome.

Brenchley includes an historic high street 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. It is also famous for being the childhood home of the Duchess of Edinburgh. There is a good primary school, the award-winning Grays café and 'cakery', and the characterful Little Bull that does 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 including The Poet, a butcher's shop and the village hall with a post office and regular activities.

Buses provide access to a number of towns and villages including Cranbrook, Tunbridge Well and Tonbridge while Paddock Wood includes the nearest station where trains can whisk you to London Bridge in 44 minutes. There is also a department store, a Waitrose supermarket, individual shops, bars and restaurants as well as two good primary schools and a good secondary school, while Tonbridge and Tunbridge Wells offer excellent grammar and private schools as well as shops, retail parks, entertainment and eateries.*

* 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	
Paddock wood station	3.2 miles
Tonbridge	8.5 miles
Tunbridge Wells	8.2 miles
Dover Docks	47.1miles
Channel Tunnel	36.3 miles
Gatwick Airport	34.8 miles
Charing Cross	52.1 miles

By Train from Paddock Wood	
London Bridge	43 mins
Cannon Street	48 mins
Charing Cross	52 mins
Victoria	1hr 10 mins

Leisure Clubs & Facilities

Horsmonden Cricket Club	07805 246362
Horsmonden Sports Club	07484 864007
Hilden Park Golf Club	01732 833607
Tonbridge School Centre	01732 304111
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

Horsmonden Surgery	01892 723988
Tunbridge Wells Hospital	01622 729000

Education

Primary Schools	
Horsmonden Primary Academy	01892 722529
Brenchley and Matfield Primary School	01892 722929
Somerhill (independent)	01732 352124
Hilden Grange Preparatory	01732 351169
Tonbridge Grammar School	01732 365125
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
Tunbridge Wells Girls Grammar	01892 520902
Tunbridge Wells Boys Grammar	01892 529551
Skinners Academy	01892 534377

Entertainment

The Gun and Spitroast
Oast Theatre
The Angel Centre
The Assembly Rooms Theatre
Odeon Cinema complex
The Halfway House
The Hopbine
The Poet

Local Attractions / Landmarks

Tonbridge Castle
Hever Castle
Chartwell
Penshurst Place
Knole House
Scotney Castle
Hop Farm
Iron Train Bridge
Spa Valley Railway
Ightham Mote

Ground Floor

Approx. 69.7 sq. metres (750.7 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



Ground Floor

Entrance Hall	6'9 x 13'2
Downstairs Cloakroom/Living room	14' x 12'3
Kitchen	13'7 x 10'3
Dining room/Study area	20'9 x 8'9 reducing to 7'6
Bathroom	10'3 x 7'3

First Floor Landing

Bedroom 1	12'7 x 14'
Bedroom 2	9'5 x 7'6

Second Floor Landing

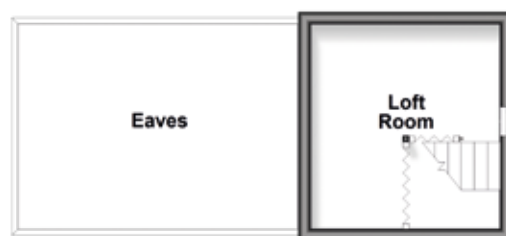
Loft Room	10'4 x 4'1
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Outside

Driveway & Garage
Stables with separate access
Gardens & Grounds & field

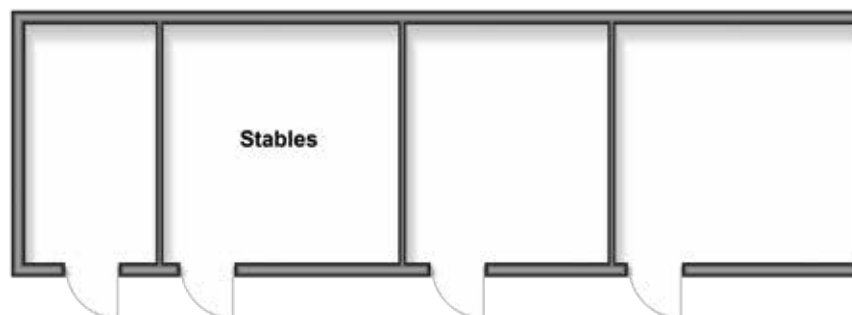
Second Floor

Approx. 10.6 sq. metres (113.9 sq. feet)

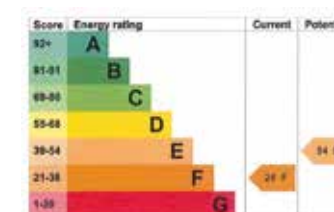


Outbuilding

Approx. 43.7 sq. metres (470.8 sq. feet)



Council Tax Band: F
Tenure: Freehold



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