



Brookside
Hatmill Lane | Brenchley | Tonbridge | TN12 7AE

FINE & COUNTRY





Step inside

Brookside

If a gorgeous mid-16th century characterful cottage on the outskirts of a delightful village is your idea of a dream home, then look no further than the charming Grade II Listed Brookside. Nestling in about 0.4897 acres just half a mile from Brenchley it was originally a yeoman's cottage and believed to be one of the oldest houses around the village. It has been renovated and extended by the current owners but still retains wonderful period features including inglenook fireplaces and beams that have been sandblasted to bring out their original patina.

As soon as you see the charming black and white half-timbered exterior with its high chimneystack, Kent peg tiles, casement windows and pitched roof porch you will want to venture beyond the threshold and you won't be disappointed. The front door opens into a hallway with a cloakroom and leads to the delightful dining room with its exposed beams, inglenook fireplace and stairs to the first floor. It has access to the spacious light and bright triple aspect sitting room that is divided by original vertical beams but also features exposed ceiling beams and an inglenook fireplace as a focal point you can cosy up to on a cold winter's evening as well as French doors to the rear terrace.

The attractive triple aspect kitchen/breakfast room was only updated a couple of years ago and is in part of the timber framed extension. It features exposed beams that continue the special character of the property and includes shaker style units with quartz worktops. These house an induction hob, two ovens and a warming drawer as well as an integrated fridge freezer, wine cooler and additional stand-alone appliances. There is also a large island/breakfast bar and a door to the garden.

On the first floor you will find a fascinating family bathroom with a vaulted and beamed ceiling and a modern square ended bath with a shower over it as well as three double bedrooms including one with a useful study area and the principal in the extension with an ensuite shower and an angled vanity basin. While on the second floor there is an additional double bedroom, ideal for a teenager wanting a little private space.

Outside there are even more delightful surprises. A recently constructed double garage includes a carpeted first floor with electrics that could always be used as a games room and a very smart summerhouse office/studio complete with lighting, electrics, underfloor heating and air conditioning that is just the place if you are working from home and want peace and quiet undisturbed by activities in the home. There is also a charming, renovated Wendy house and plenty of Indian sandstone terraces for barbecues and outdoor entertaining.

The gardens are a real feature of this property and where you can enjoy the sunshine all day. They include an enchanting stream, spacious lawns surrounded by mature trees and shrub borders and it really comes alive in the spring and summer with fabulous colourful plantings that add to the overall beauty of the property.



Seller Insight

“ We fell in love with the cottage as soon as we saw it some 40 years ago. We love the location and enjoyed renovating our lovely home and having the opportunity to extend it and add the outbuildings to create everything you could want in a characterful family home but with all the advantages of modern day living. It is also quiet and peaceful but not isolated as we can easily walk into the village and also to the local pubs including the Halfway House 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. It is also well-known for including the childhood home of Sophie Rhys-Jones, Duchess of Edinburgh. 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 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, 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, 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 information

By Road:	
Brenchley	0.5 miles
Matfield	1.7 miles
Paddock Wood	3.5 miles
Tonbridge	7.9 miles
Tunbridge Wells	6.4 miles
Dover Docks	61.7 miles
Channel Tunnel	49.6 miles
Gatwick Airport	38.9 miles
Charing Cross	43.6 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 73500

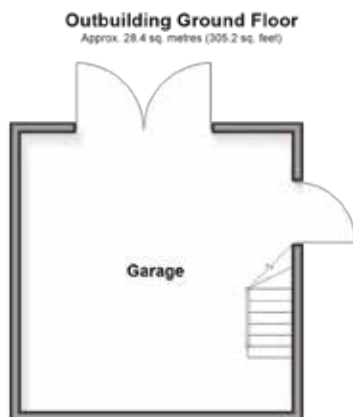
Hill View School for Girls	01732 352793
The Judd School (Voluntary aided)	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

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

Local Attractions / Landmarks

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



GROUND FLOOR

Entrance Hall	
Snug	12'0 x 11'0 (3.66m x 3.36m)
Downstairs Cloakroom	
Kitchen / Breakfast Room	15'4 x 14'8 (4.68m x 4.47m)
Living / Dining Room	20'5 x 16'4 (6.23m x 4.98m)

FIRST FLOOR

Bedroom 1	14'8 x 10'4 (4.47m x 3.15m)
Walk-in Wardrobe	
En-Suite Shower Room	7'7 x 5'2 (2.31m x 1.58m)
Bedroom 2	11'0 x 10'4 (3.36m x 3.15m)
Bedroom 3	9'10 x 8'10 (3.00m x 2.69m)
Bathroom	9'8 x 8'4 (2.95m x 2.54m)

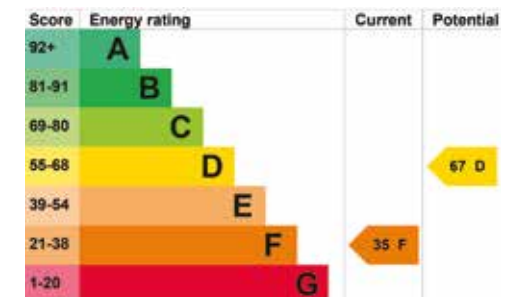
SECOND FLOOR

Bedroom 4	11'4 x 7'3 (3.46m x 2.21m)
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OUTSIDE

Off road Parking	
Double Garage	17'10 x 17'1 (5.44m x 5.21m)
Room	
Home Office	17'0 x 10'8 (5.19m x 3.25m)
Wrap around gardens	

Council Tax Band: G
Tenure: Freehold



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