

Dodhurst Farm Cottage, Tunbridge Wells, Kent





Dodhurst Farm Cottage, High Woods Lane, TN3

An attractive and substantial detached period property, located in a stunning and picturesque rural location with far-reaching views over the surrounding countryside, yet only just over two miles from the centre and amenities of Tunbridge Wells. The property sits in an acre of land and has the benefit of a tandem garage as well as a timber outbuilding providing a stable, hay store and garden room/studio.

Tunbridge Wells station 2.5 miles (London Bridge from 44 minutes). A21 - 3.3 miles. Tonbridge station 7 miles (London Bridge from 34 minutes). Gatwick airport 26 miles. Central London 41 miles.

(All times and distances approximate)



Tenure: Freehold

Local authority: Tunbridge Wells Borough Council: Tel 01892 526121

Council tax band: G

Services: Mains water and electricity. Oil-fired central heating. Private drainage.





Substantial family accommodation with stunning views over the surrounding open countryside.

The Property

Dodhurst Farm Cottage is an interesting character house, originally two cottages, which now offers substantial family accommodation with stunning far-reaching open countryside views. The flexible accommodation provides bedrooms on both floors and a spacious first floor reception room, positioned to take advantage of the fantastic views.

The front door opens into an entrance hall with a w.c. and utility room off as well as a study and breakfast/family room which both have windows overlooking the gardens and beautiful countryside beyond. The breakfast/family room has a fireplace with wood burner and double doors leading through to the large conservatory, which in turn has double doors opening out to the terrace and gardens creating a lovely space for entertaining. Open plan to the breakfast/family room, the well laid out fitted kitchen has a door to the impressive triple aspect dining room which also has doors opening onto the gardens.

An inner hall gives access to three ground floor bedrooms as well as a shower room. At the end of the hall, there is a useful boot room with doors to the outside and a door to the garage.

On the first floor, the sitting room has three large windows taking advantage of the fantastic views over the property's own land and the open countryside beyond. Also on this level there are four bedrooms (three of which have access to en suite bath/shower rooms as well as a large storage cupboard).

Gardens and Grounds

The house is approached over a long farm track leading to a private paved driveway and tandem garage. The grounds extend to just over an acre in total and are equally split between beautifully landscaped gardens with lawns screened by mature trees and hedging and a meadow with a wooden outbuilding providing a stable, hay store and garden room/studio. In all about 1.04 acres.



Situation

The property is located in a stunning rural location, yet only just over two miles from the sought-after town of Tunbridge Wells which provides a wide range of shopping, commercial and recreational facilities as well as the historic Pantiles and old High Street and a mainline station with a regular commuter service to London. The A21 provides access to the M25 and the national motorway network giving access to London Gatwick and Heathrow airports, the Channel Tunnel and the ferry ports.

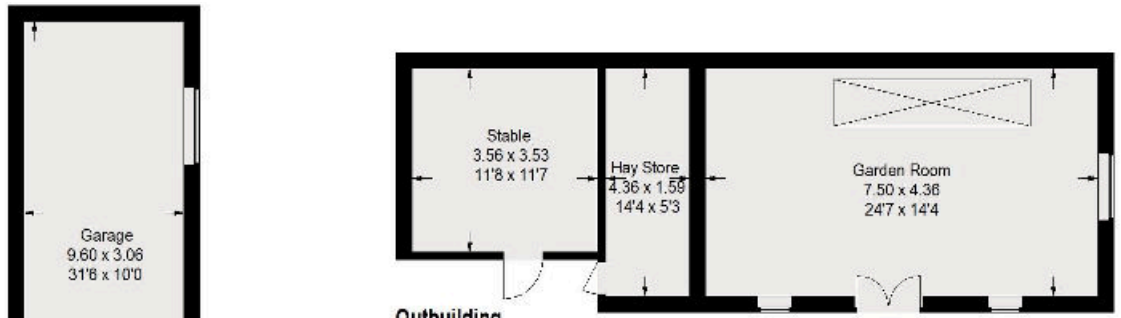
The area is well known for its excellent choice of well-regarded schools within the state and private sectors including Rose Hill Preparatory School, Holmewood House Preparatory School in Langton Green, Kent College at Pembury, grammar schools in Tunbridge Wells and Tonbridge, and public schools in Tonbridge and Sevenoaks.

Leisure facilities in the area include numerous restaurants, health clubs, multi-screen cinema complex and theatres; golf at The Nevill, Tunbridge Wells; sailing at Bewl Water and south coast centres; extensive walking and riding in the surrounding countryside.

Directions (TN3 9AB)

From Tunbridge Wells station, proceed up Grove Hill Road B2023 (with Hoopers on your left and Brittens music shop on your right). Continue for 0.7 of a mile, round the sharp left hand bend. At the traffic lights, turn right onto Bayhall Road. After 0.5 of a mile, turn left onto Hall's Hole Road. After a short distance, turn right onto High Woods Lane and continue for approximately 1 mile and the property will be found on the left-hand side.

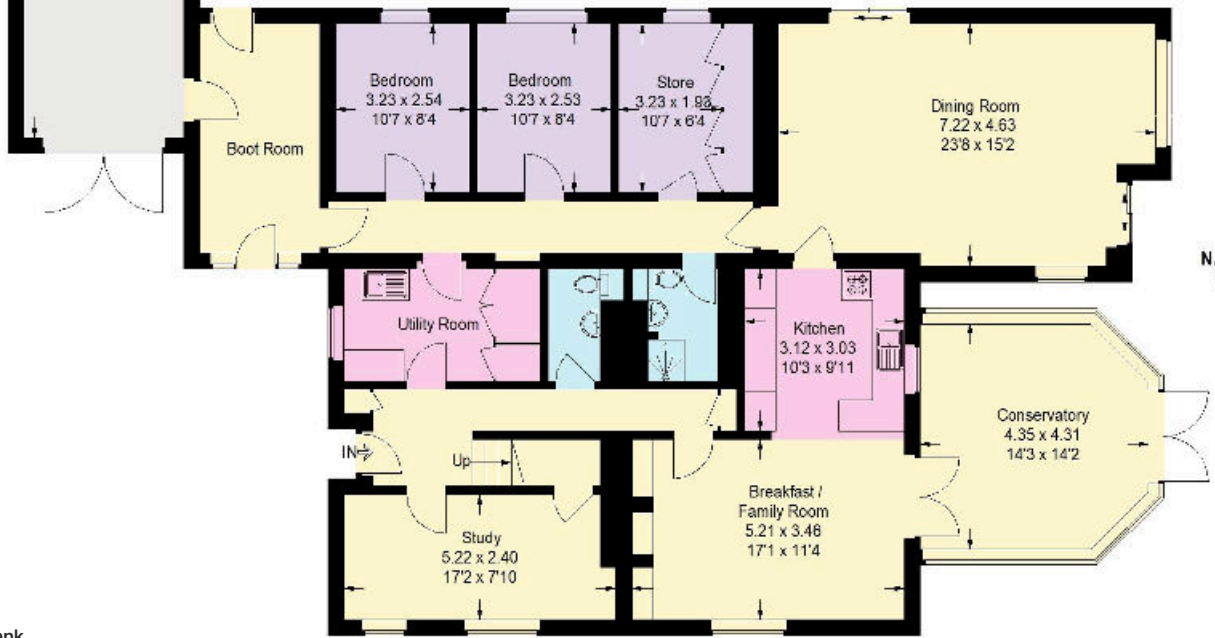




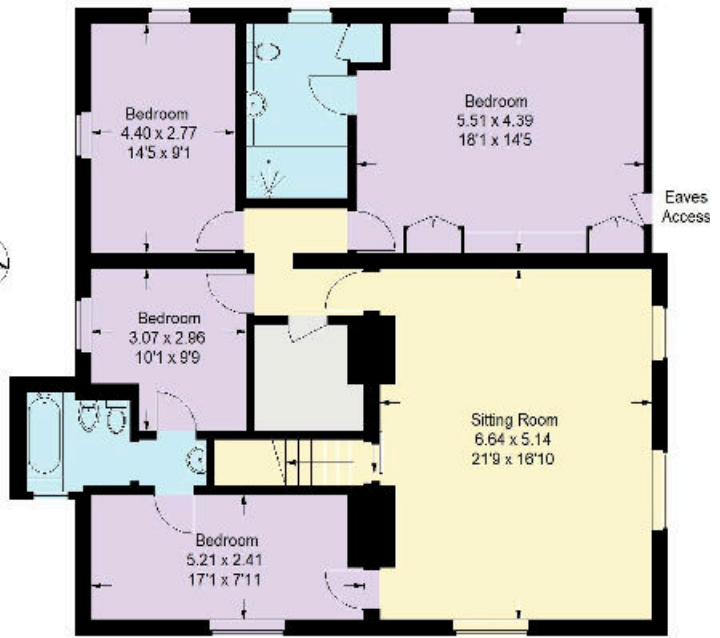
Outbuilding
(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Floor Area
House: 325.5 sq m / 3504 sq ft (excluding eaves access)
Outbuilding: 53.1 sq m / 571 sq ft
TOTAL: 378.6 sq m / 4075 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice below.



Ground Floor



First Floor

Knight Frank
 Tunbridge Wells
 47 High Street
 Tunbridge Wells
 Kent TN1 1XL
knightfrank.co.uk

I would be delighted to tell you more
 Holly Sibley
 01892 515035
holly.sibley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
 Particulars dated February 2023. Photographs and videos dated February 2023. Our ref. HAS/1:1127056.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

