

# Powder Mill Lane

Southborough



# A single storey converted livestock barn in a semi-rural yet convenient position, with a traditional unconverted weatherboard barn.

Southborough amenities 1.5 miles, High Brooms Station 1.2 miles, Tunbridge Wells Station 3 miles, Tonbridge Station 4.4 miles. (All times and distances are approximate)



3



2



3

## Summary of accommodation

### Main House

Living room | Conservatory | Study | Kitchen/dining room | Utility room | Cloakroom  
Principal bedroom with en suite shower room | 2 further double bedrooms | Family bathroom.



## Situation

(Distances and times are approximate)

Mill House Barn is located near to the end of Powder Mill Lane (no through road).



Powder Mill Lane is well-placed for Southborough's local shops, picturesque cricket green and Common. The larger centres of Tunbridge Wells and Tonbridge offer a more comprehensive range of shopping including supermarkets, boutiques, department stores and restaurants.



The area is renowned for an excellent choice of private and state schools including a number of Grammar schools for both boys and girls.



The property is superbly placed for access to mainline stations at High Brooms, Tonbridge and Tunbridge Wells offering services into London from 30 minutes, as well as the A21 with links to the M25 motorway network.



## The Property

The property has been sympathetically restored for modern day living, with wooden flooring and limed exposed beams. All rooms enjoy an attractive outlook over its garden and countryside beyond.

A good-sized living room with inglenook fireplace leads through to a conservatory with French doors opening out into the garden. The well-appointed kitchen/dining room benefits from a separate utility room with access out to the garden. Also to note is a useful study and cloakroom.

The impressive principal bedroom offers a triple aspect with a vaulted ceiling, French doors leading out to the garden and an en suite shower room. There are two further double bedrooms, served by a family bathroom.

## Gardens and Grounds

The property is approached via a shared driveway (with neighbouring The Mill House). A superb terrace faces south-west and spans the length of the house with an attractive pergola, the ideal backdrop for alfresco entertaining. The gardens comprise a mix of lawn and orchard with a combination of fenced and natural boundaries. A stream runs along the bottom boundary and is another attractive added feature to the surroundings.

A traditional weatherboarded barn sits adjacent to the property retaining many of its beautiful structural timbers and offering an exciting project, subject to the necessary consents. Additionally the property boasts a triple garage with ample storage.



## Property Information

**Tenure:** Freehold

**Services:** Mains water and electricity. Private drainage.  
Calor gas heating.

**Local Authority:** Tunbridge Wells Borough Council

**Council Tax:** Band E

**EPC:** E

**Postcode (TN4 9EG):** Heading into Southborough from Tunbridge Wells, turn right onto Powder Mill Lane, just after Tunbridge Wells Sports Centre on your left. Continue for approximately 1.2 miles where the driveway to Mill House Barn will be found on the left hand side.

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



### Approximate Gross Internal Floor Area

House = 163 sq m / 1756 sq ft

Garage = 61 sq m / 654 sq ft

Outbuilding = 58 sq m / 621 sq ft

Total = 282 sq m / 3031 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 on the last page of the text of the Particulars.



**Knight Frank**  
47 High Street  
Tunbridge Wells  
TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Lucy Hallett**  
01892 515035  
[lucy.hallett@knightfrank.com](mailto:lucy.hallett@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 April 2025. Photographs and videos dated 2024 and 2025.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.