



The Spinney , Hatmill Lane, Brenchley, Tonbridge, Kent, TN12 7AE

Guide Price £1,000,000

When experience counts...

est. 1828  
**bracketts**

Unique opportunity to purchase a wonderful property in an enviable rural position near the popular village of Brenchley. Hatmill Lane is a sought-after tranquil country lane on the fringes of Brenchley village. Situated between Brenchley and Horsmonden (approximately one mile from each), the property offers an idyllic setting surrounded by beautiful countryside in the High Weald Area of Outstanding Natural Beauty. This particular property K227107 - The Spinney approx. 2 acres (TBV) and could offer the potential to extend & build subject to necessary planning consents and permissions. The Spinney is a detached family home in need of modernisation comprising entrance hall, two reception rooms, kitchen / breakfast room & utility room. To the first floor family bathroom and three bedrooms. externally there is a large detached double garage and extensive gardens & woodland. The village offers, doctors' surgery and dispensary, along with a fine church, primary school, pub and a village club. For more comprehensive shopping, Paddock Wood has a Waitrose supermarket conveniently located near the mainline station and several other shops, whilst Tunbridge Wells offers a wide choice of amenities including two theatres, a multiplex cinema, health clubs, restaurants, cafes, bars and hotels. There are many highly regarded schools in the area, both state and private. An excellent primary school, Brenchley and Matfield Primary, is a few minutes up the road. There are many highly regarded state and private schools in Tonbridge and Tunbridge Wells and the surrounding area. Secondary options also include several highly sought-after grammar schools, including Tunbridge Wells Girls Grammar School, Tunbridge Wells Boys Grammar, Tonbridge Grammar School for Girls, Tonbridge School, Weald of Kent Grammar, Judd and Skinners Paddock Wood station has mainline services to London Charing Cross (via London Bridge and Waterloo East) and to London Cannon Street, services from 52 minutes. About four miles away is the A21 dual-carriageway which links directly to the M25 London orbital motorway and thereby a national motorway network, Gatwick and Heathrow airports.

One Plot Totalling Approx 2 Acres (TBV)

Detached Family Home

Potential Development / Extension opportunity Subject to Planning

Sought After Location

Private Driveways

Detached Garage

Extensive Gardens & Woodland

Close To Transport Links & Road Networks A21

Viewing Highly Recommended

NO ONWARD CHAIN





### LOCATION: Tonbridge

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

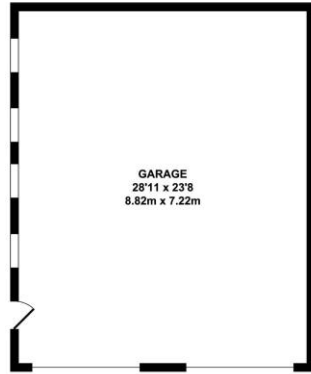
### ADDITIONAL INFORMATION:

Council Tax Band G

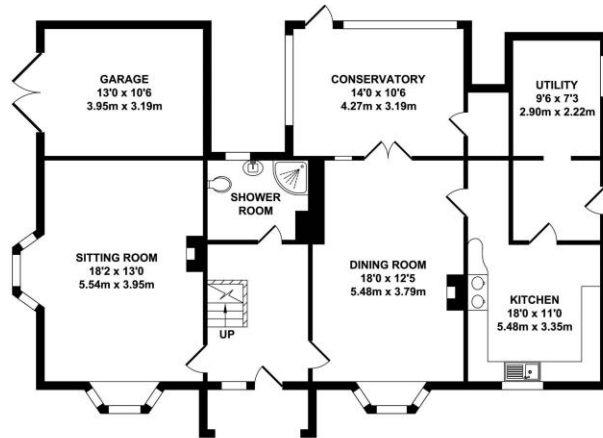
Double Glazed Windows



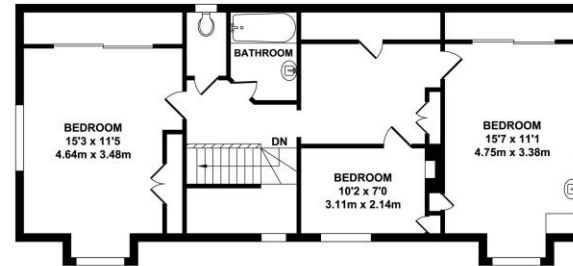
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GARAGE  
APPROX. FLOOR AREA  
885 SQ.FT.  
(81.38 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR AREA  
1258 SQ.FT.  
(116.87 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
849 SQ.FT.  
(78.89 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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