



Grove Cottage, Mill Lane, Tonbridge, Kent, TN9 1PJ

Guide Price £1,100,000 - £1,200,000

When experience counts...

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Grove Cottage is an elegant and substantial Grade II listed family home believed to date back to C1809. The property adjoins Grove House which dates back to C1640, is arranged over two storeys with red brick elevations, above tile hung, half hipped tiled roof and offers generous accommodation. The interior is well presented, preserving many period features that contribute to its historical charm. Offering a unique and captivating living experience and set in a prime central position of Tonbridge. Mill Lane is just off the popular Bordyke conservation area in the heart of old Tonbridge and within easy reach of the High Street, coveted schools and 0.8 of a mile from Tonbridge mainline station, which offers direct services to London Bridge, London Waterloo East, London Charing Cross and London Cannon Street. Offering a unique blend of heritage charm and modern conveniences, this home boasts a wealth of character with exposed wooden beams throughout. Accessed via a private driveway with ample parking for several cars, subject to planning consent there is potential to add a double car garage. Extensive side & rear gardens mainly laid to lawn with mature shrubs, trees and planters. There is a private rear courtyard area. Internally accommodation comprises entrance hall, large dining hall with double height vaulted ceiling, large sitting room with two feature fireplaces, kitchen / breakfast room with access to utility room & cloakroom WC. To the first floor there is an open landing overlooking dining hall. The first floor offers a unique layout with family bathroom, five bedrooms, large master bedroom with en suite facilities and two of the bedrooms have additional dressing areas or study areas. We recommend viewing at your earliest convenience.

Grade II Listed Cottage

Central Tonbridge Location

Close to High Street, Mainline Station
& Local Amenities

Large Reception Room

Vaulted Dining Hall With Exposed
Beams

Kitchen / Breakfast Room

En Suite Shower Room

Side Gardens & Courtyard Seating
Areas

Private Driveway

No 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, together with a selection of coffee shops, restaurants and local inns.

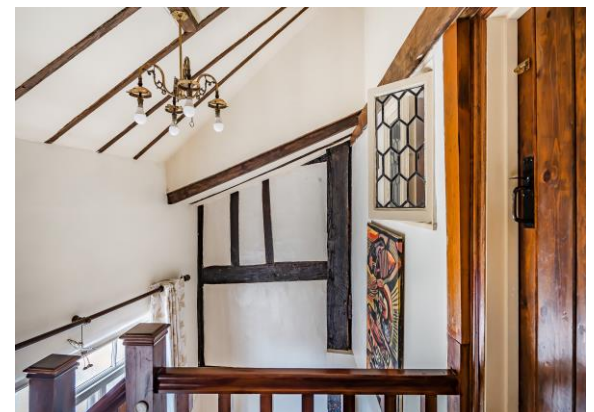
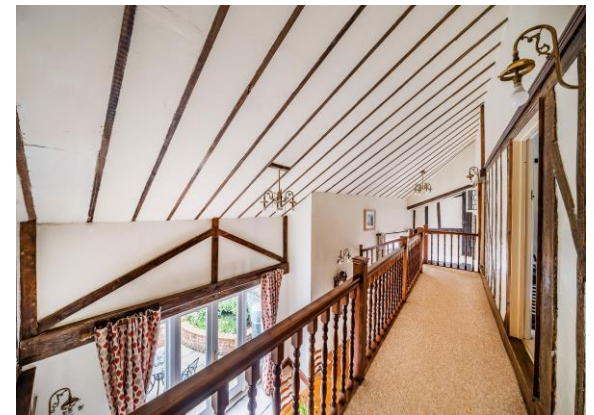
The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

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 F

Double Glazed Windows



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Mill Lane, Tonbridge, TN9

Approximate Area = 2445 sq ft / 227.1 sq m (excludes void)

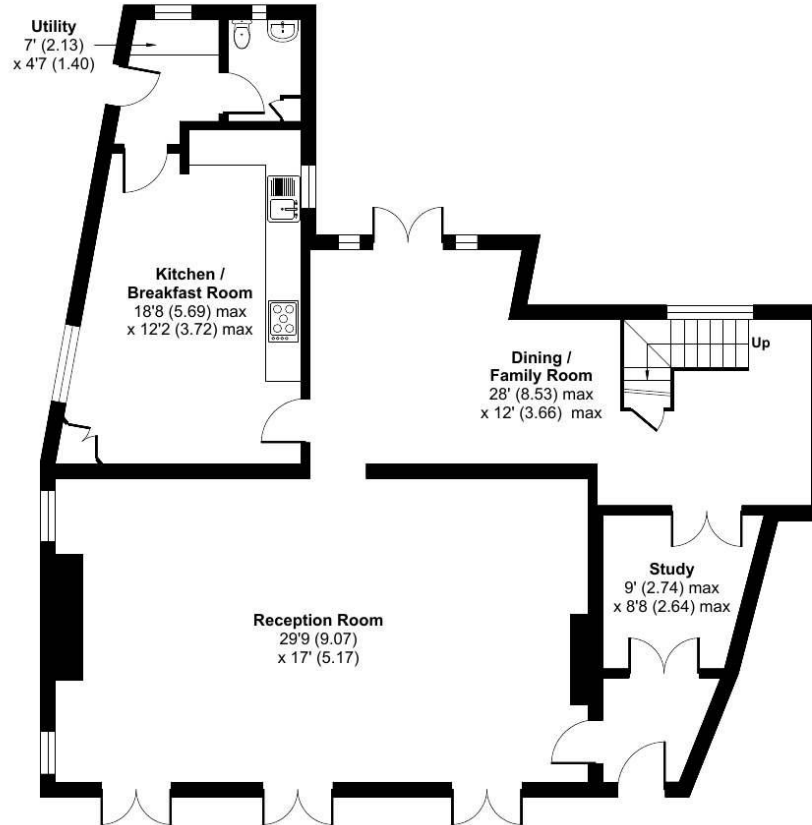
Limited Use Area(s) = 15 sq ft / 1.4 sq m

Total = 2460 sq ft / 228.5 sq m

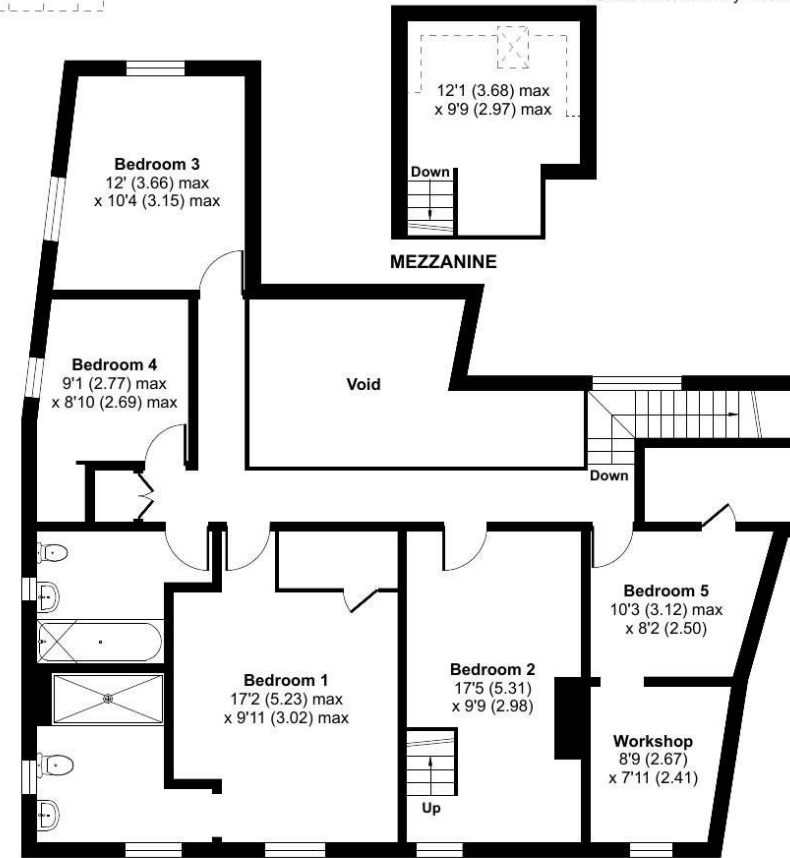
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bracketts Ip. REF: 1096511