



The Postern, Tonbridge, Kent







One of Kent's finest Grade II* listed Georgian houses. Set in magnificent formal gardens, conveniently located and enjoying views over the surrounding countryside.

Summary

Outstanding Grade II* listed Georgian country residence | Beautifully proportioned accommodation | Many character features of the period
Excellent ancillary accommodation | Wonderful landscaped gardens | Tennis court and swimming pool | Situated in a private road

Total acreage about 4.25 acres and up to approximately a further 30 acres of adjacent orchards may be available by separate negotiation

Distances

Tonbridge 1.7 miles (London Charing Cross from 32 minutes), Tunbridge Wells 6.8 miles, Sevenoaks 8.4 miles, Central London 40 miles
(All distances and times are approximate)



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Location

The Postern is situated in a private lane in a wonderful rural location, between Tonbridge and the hamlet of Tudeley. The village is famed for its Church, with stained glass windows designed by Marc Chagall.

Shopping: Tonbridge (1.7 miles), Tunbridge Wells (6.8 miles), Sevenoaks (8.4 miles) and Bluewater (26.6 miles).

Schools: There are excellent private schools in the area. Preparatory schools include Somerhill, Hilden Grange, New Beacon and Sevenoaks Prep. Private secondary schools include Tonbridge School, Kent College, Sevenoaks and Walthamstow Hall. There are highly regarded state, primary and grammar schools including Judd School, Tonbridge Grammar and Weald of Kent Grammar.

Sporting Facilities: Sporting and recreational facilities are well served, with horse racing at Lingfield Park and popular golf clubs in Sevenoaks and Tunbridge Wells. There are superb local walks and easy access to lovely riding country, with many country pubs in the surrounding villages. In Tonbridge there is also a range of football, rugby and swimming clubs, nearby sailing at Bough Beech reservoir and fishing at Chipstead Lakes.

Mainline rail services: Tonbridge station (1.8 miles) with trains to London Bridge, Cannon Street and Charing Cross. Tonbridge to London Bridge takes approx. 32 minutes.

Road links: Excellent road and rail links can be accessed via the A21 (2 miles) leading to the M25, Gatwick (33.9 miles) and Heathrow Airports and the Channel Tunnel at Ashford (36.7 miles)







Historical Information

The Postern was built for John Eldridge Esq in 1757 and it is Grade II* Listed, being of historical and architectural importance. It is well proportioned and constructed of mellow brick under a tiled roof.

Particular internal features include the fine panelling in the drawing room and study, multi-pane sash windows and high ceilings. The accommodation is arranged over three floors.

As well as being ideal for entertaining, the house provides a charming family home, with extensive bedroom accommodation. Of particular note are the wonderful views of the garden from every aspect of the house and from all floors.



The property is also extremely well equipped with a tennis court, swimming pool, summer house, pool house, greenhouses and garden stores and outbuildings. The magnificent garden, designed by the distinguished landscape architect Anthony du Gard Pasley in the 1950s was described as "one of the best gardens in Kent" by House and Garden. The Postern is a splendid family house with the benefit of extensive garaging and a Coach House.

Accommodation

A wide front door with side screens and a generous fan light window above, leads to the panelled entrance hall and access to a cloakroom. The impressive and elegant principal reception rooms comprise a drawing room and dining room, both with fireplaces and charming window seats. The double aspect study also has a fine carved fireplace by Henry Holland. Providing informal family living is the sitting room/playroom which has extensive cupboards and storage.

The spacious kitchen/breakfast room is double aspect with the breakfast area featuring an orangery with a roof lantern and double doors opening to the courtyard. There is a 4 oven oil fired AGA, a microwave oven, and Bosch appliances. Adjacent to the kitchen is a large laundry room and a spacious boot room, with loft access and a door to a boiler room, which in turn leads to the wine cellar.



Arranged over the first floor are four bedrooms all with wardrobes and attractive fireplaces. There are two bathrooms, one of which has interconnecting doors from two of the bedrooms and the landing.

The second floor comprises a further four bedrooms, all with storage cupboards, a sitting room and two bathrooms.

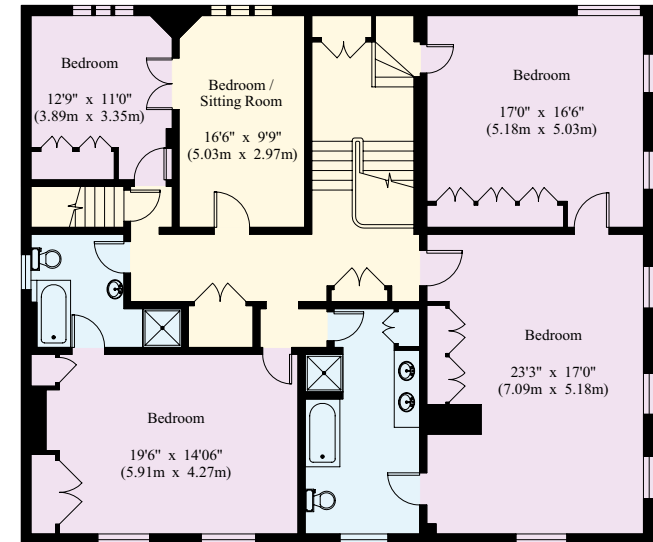
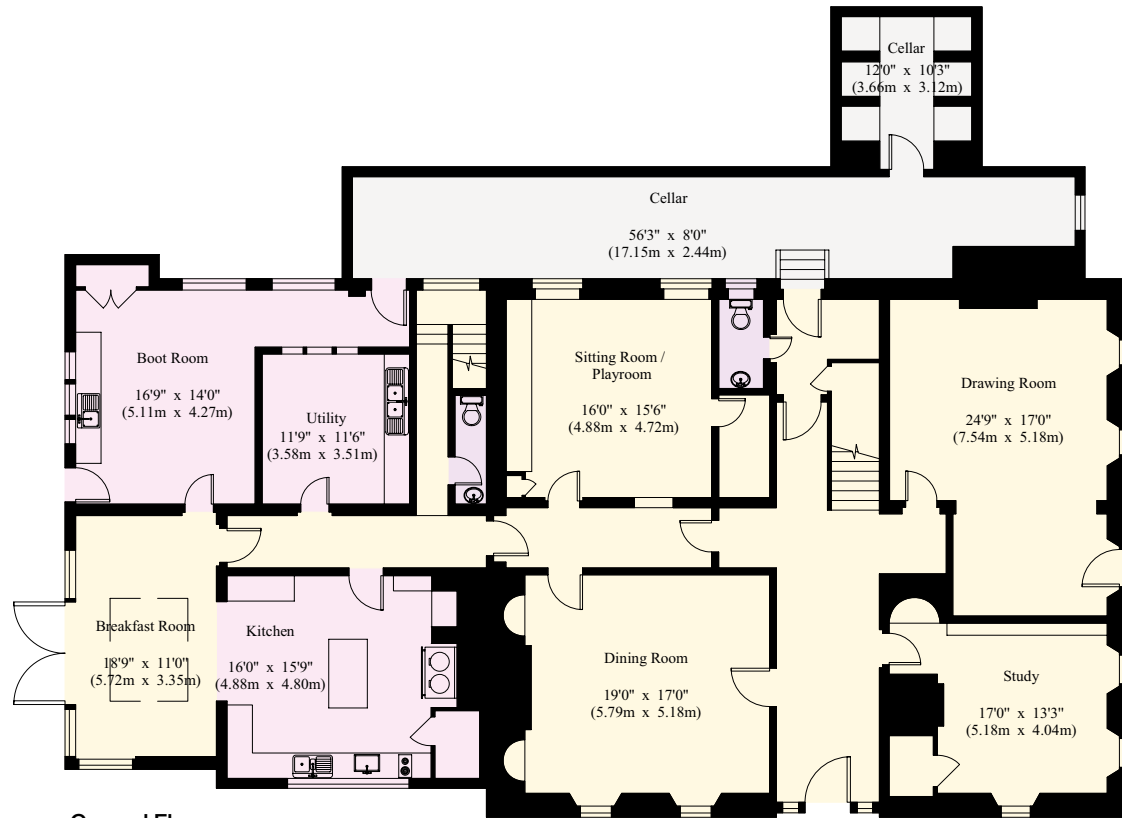


Approximate Gross Internal Floor Area

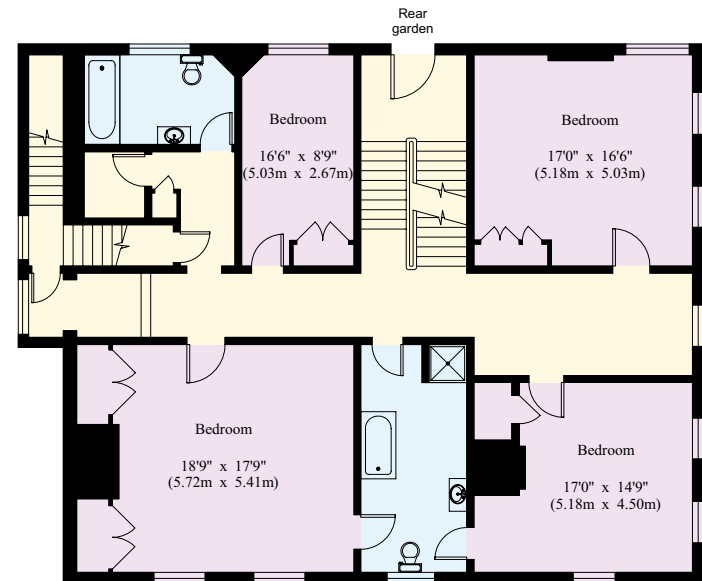
Main House: 702.1 sq m (7558 sq ft)

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Second Floor



First Floor



The Coach House

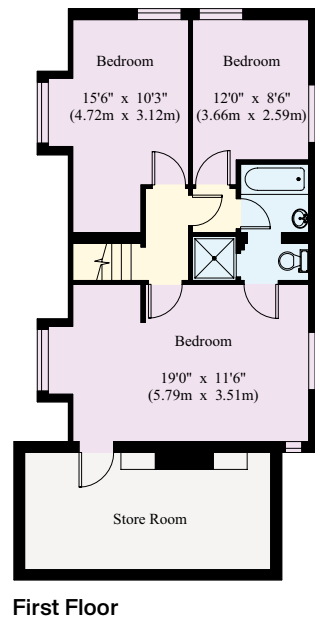
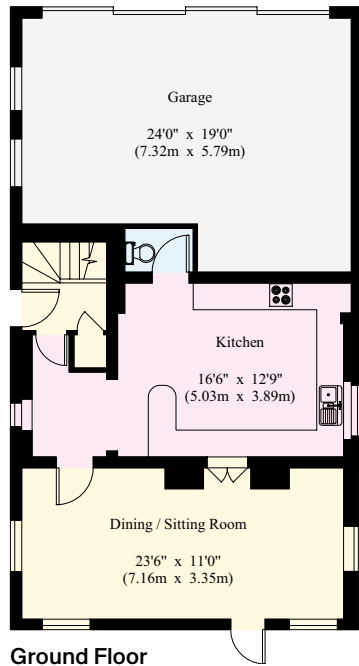
The accommodation comprises a lounge/dining room and a well-appointed kitchen, with a cloakroom and ground floor loo. The first floor has three bedrooms and one bathroom, and a large storeroom off the main bedroom. There is planning permission to convert the storeroom into a second bathroom.

Outbuildings

This U-shaped outbuilding provides a generous workshop, apple store, double garage, bicycle store, a stable and further storerooms. Adjacent to the Coach House is garaging for a further three cars.

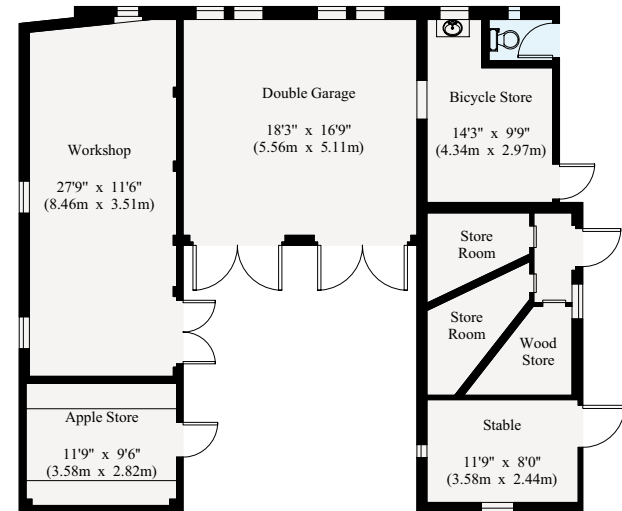
The Coach House

Approximate Gross Internal Floor Area
160.9 sq m (1733 sq ft)



Outbuildings

Approximate Gross Internal Floor Area
107.9 sq m (1162 sq ft)





The Cottage (proposed)

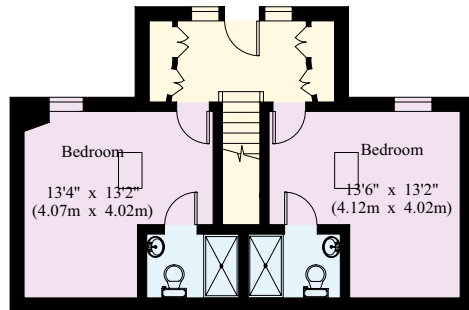
Planning permission for a two bedroom, two bathroom cottage

Planning has been granted for the conversion of the workshop, apple store and double garage to a two bedroom, two bathroom cottage. Please see the floor plans below and contact the agent for further details. Planning reference: 22/00681/FULL

Approximate Gross Internal Floor Area

The Cottage (Proposed Plans): 151.5 sq m (1630 sq ft)

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First Floor



Ground Floor



The Gardens

The formal gardens, extending to over 4 acres, are a magnificent feature of the property and provide year round interest. They are divided into a number of separate compartments, surrounded by more open areas, all of which link naturally with the countryside beyond.

To the south of the house is a generous York stone terrace providing an ideal area for al fresco entertaining. The terrace overlooks a large rectangular lawn interspersed by trees and shrubs including an Atlas Cedar tree, with countryside views beyond. From here steps lead to a further lawn with an ancient Mulberry tree adorned by a rambling rose. The lawn continues, flanked on both sides by deep herbaceous borders, culminating at the double fronted timber pavilion which in turn leads to the tennis court. There is a sunken rose garden which leads to a lime tree walk and on to a camellia garden with a summer house, all enclosed by established hedging.

The fence enclosed pool area comprises a swimming pool with paved surround and a pool house with changing area and shower. There is also a separate pump house, a children's football pitch and an extensive climbing frame next to the swimming pool.

The walled kitchen garden features a Hartley Botanic greenhouse and brick outbuildings, providing storage for garden equipment. At the end of the garden is a plum orchard, where solar panels are located. To the west of the property is a trout stream running through the garden, which flows into the River Medway to the north.



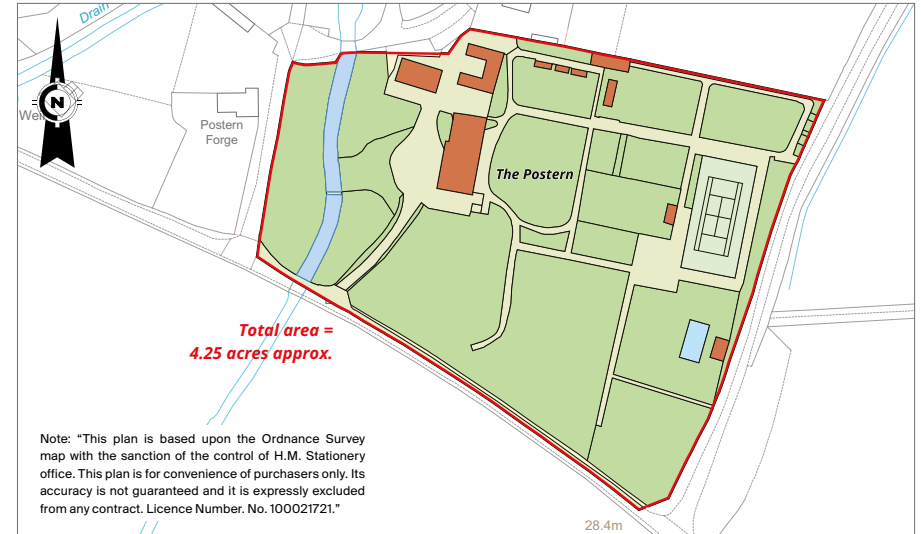
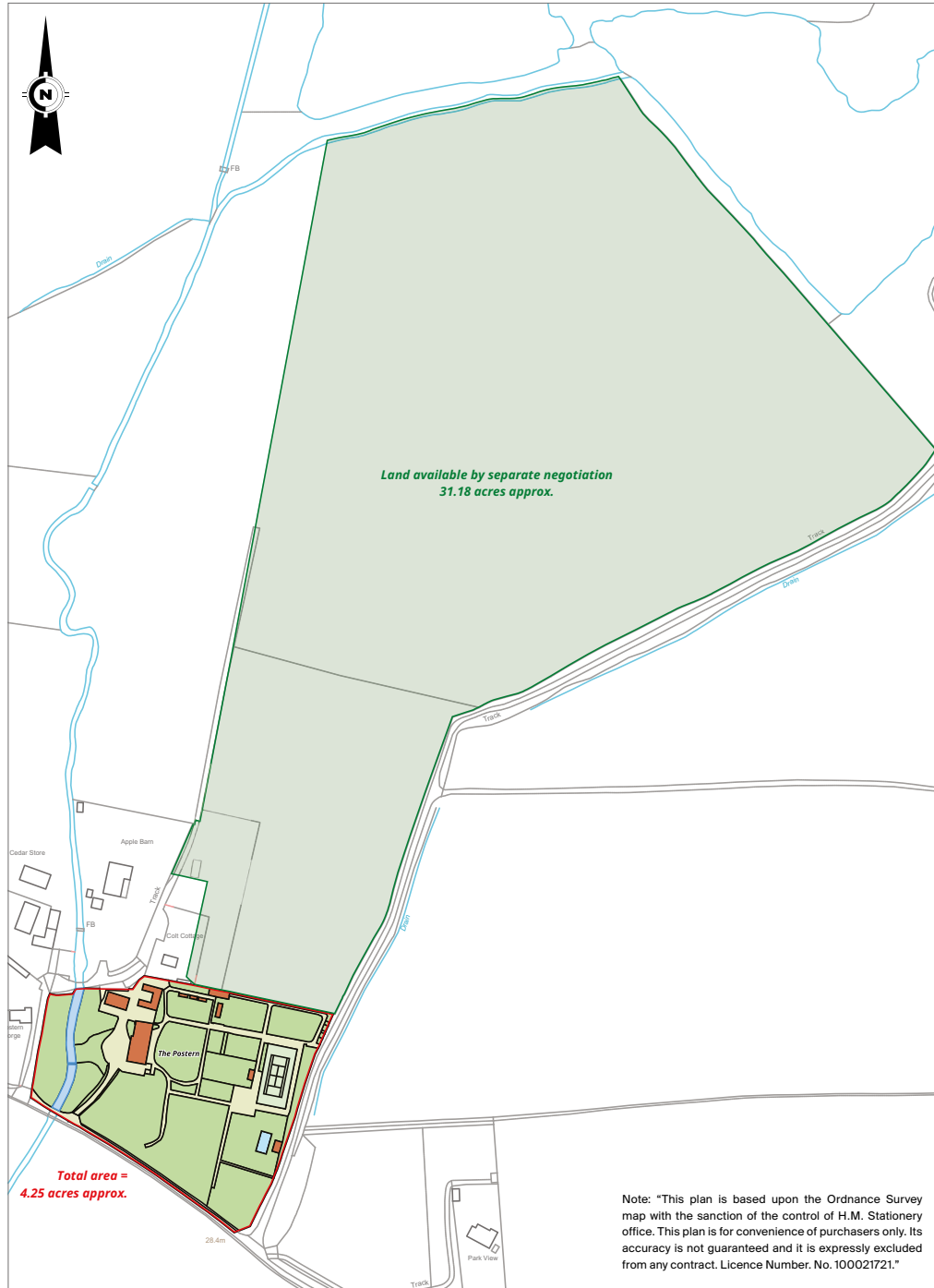
Services

Oil fired central heating. Mains electricity. Private water and drainage.

Directions

From the M25 junction 5, proceed along the A21 and take the first exit after the Tonbridge (A26) turn off. Follow the signs to Maidstone and turn right at the second roundabout towards Tudeley. Proceed along this road, passing the Somerhill Schools (on the right) and then turn left onto Postern Lane. Continue for about 0.5 of a mile where The Postern will be found on the right.





Viewings

All viewings will be accompanied and are strictly by prior arrangement through Knight Frank LLP.

Property information

Tenure: Freehold

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band H

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.

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