

The Old Vicarage

Tudeley, Kent



 Knight
Frank



The Old Vicarage

Tudeley, Near Tonbridge, Kent, TN11 0NS

An impressive Regency house with Victorian additions, set within private gardens and grounds and including a separate adjoining cottage, together with an unconverted coach house, a studio/garage complex, further outbuildings, and well placed for schools and commuting.

Tonbridge Station 2.6 miles, Tunbridge Wells 7.6 miles, Sevenoaks town 10.4 miles, Junction of A21 11.7 miles
(All distances are approximate)

The Vicarage

Reception hall | Drawing room | Dining room | Morning room | Kitchen breakfast room | Study | Larders | Cloakroom
Principal bedroom suite | Four bedrooms | Two further bathrooms | Shower room | Attics | Cellar

The Cottage

Living room | Kitchen | Bathroom | Two bedrooms
Detached double garage complex, shower room and studio flat over | Gardener's wc | Storerooms | Wood/bicycle store
Detached coach house and stables | Tractor store
Mature gardens | Stream | Tree house | Tennis court

In total approximately 3.5 acres



Sevenoaks

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The Old Vicarage

An elegant former vicarage, having attractive features and good proportions typically of the Regency and Victorian periods, surrounded by extensive grounds providing a high level of privacy and a lovely outlook on all sides.

The house is easily set up as a main property with an adjoining yet separate two bed cottage set in the middle of its grounds.

The Vicarage

The noticeable front door opens into a grand yet welcoming central hall with an impressive staircase and historic working fireplace. The main reception rooms and the cloakroom run off the hallway together with access through the house to the kitchen. The elegant drawing room benefits from windows on both the north and south sides whilst a side door to the vestry acts in supplication to the drawing room and provides further access outside. The reception room on the immediate left of the entrance hallway, with the large facing bay window, is now being used as a working office but has had historical use as a morning room and reception room for the clergy. A delightful flow through this room leads into a grand and beautifully appointed formal dining room which then sits alongside the kitchen breakfast room and utility room (together with a large and cool original larder with marble shelving). A staircase leads down to a well sized cellar

First and second floors

The central staircase leads up to the first floor landing which provides ideal access to the vicarage's four main bedrooms; the dual aspect principal bedroom enjoys views over the manicured garden and offers an en suite bathroom and dressing room and sits alongside three additional double bedrooms together with a family bathroom. On the second floor a fifth bedroom, bathroom and additional relaxation area provides excellent views to the North Downs together with access to ample storage space in the attic



The Cottage

Accessed through its own separate entrance (but also benefiting from access through the main house) the cottage provides either a separate independent domicile alongside the main vicarage or an easily encompassed living space to become part of the house itself. A separate kitchen (also with sizeable larder) and newly refurbished bathroom sit on the ground floor alongside a sitting room full of character. Stairs lead up to a pair of bedrooms on the first floor which sit alongside an additional study/storage space

Externally

The property is approached via timber gates which lead to a large shingle parking area to the front of the house. There is a double garage with an integrated studio/home office complex with shower room. The gardens wrap around the house and are mostly laid to lawn with manicured borders around the property which are well stocked with mature shrubs and plants. There is a separate coach house and stables, a tree house, a tractor store and tennis court.



Situation

The Old Vicarage is situated in the hamlet of Tudeley, within an Area of Outstanding Natural Beauty. Tudeley has a famous church with its unique windows designed by Marc Chagall, a popular Indian restaurant and an excellent gastropub. Tonbridge Station is 2.6 miles away with links to London Bridge, Waterloo East and Charing Cross from 33 minutes (www.thetrainline.com).

There are many good private and state schools close by including Tonbridge School, Kent College, The Judd School, Weald of Kent Grammar School, The Skinners' School and Tonbridge Grammar School for Girls. Local prep schools include The Schools at Somerhill, Hilden Grange and Holmewood House.

The town of Sevenoaks is 10.4 miles away. The property is conveniently positioned for the A21, providing links to Tunbridge Wells, 7.6 miles distant and the national motorway network.

Directions (Postcode TN11 0NS)

From Sevenoaks travel south on the A21 towards Tunbridge Wells taking the second exit signposted Tonbridge. Continue straight over at the roundabout and at the second roundabout take the third exit signposted Tudeley. Continue past the Schools at Somerhill for 0.8 miles where the entrance to The Old Vicarage will be found on the right.

Services

Mains electricity and drainage. Private water supply. Gas fired central heating.

EPC rating

D

Local Authority

Tunbridge Wells Council 01892 526121.

Council tax

Band G

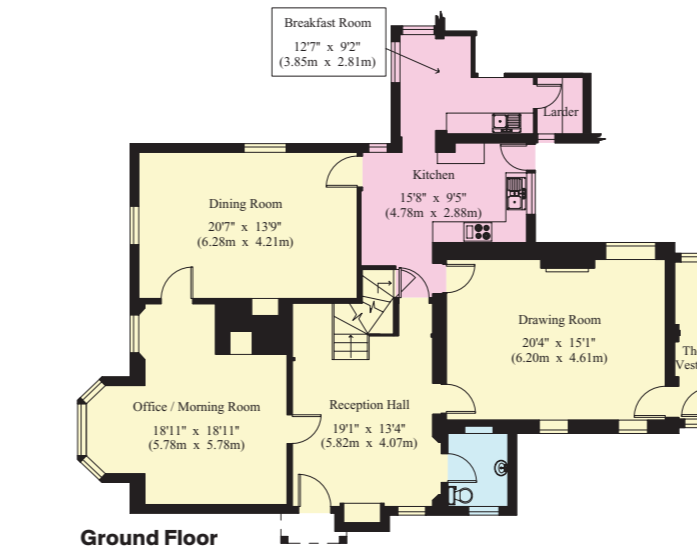
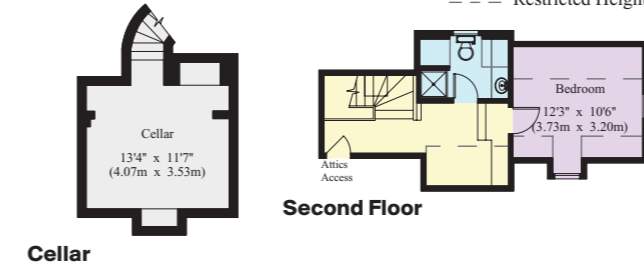
Agent's Note

The property can be used flexibly as a 5 bedroom main house and separate 2 bedroom self contained annexe.

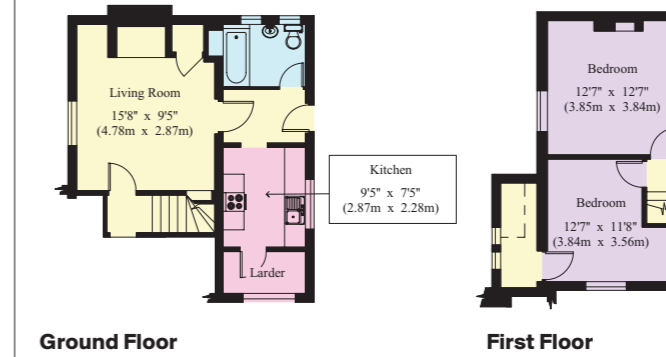


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

The Old Vicarage

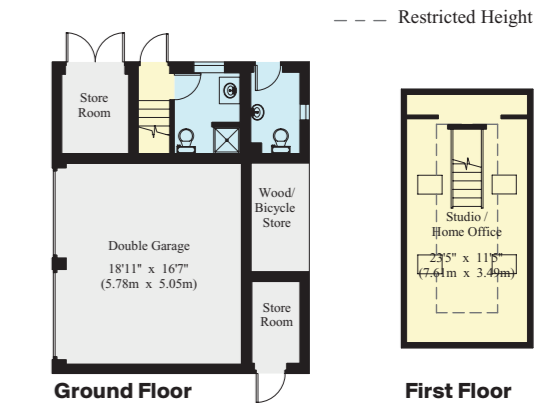
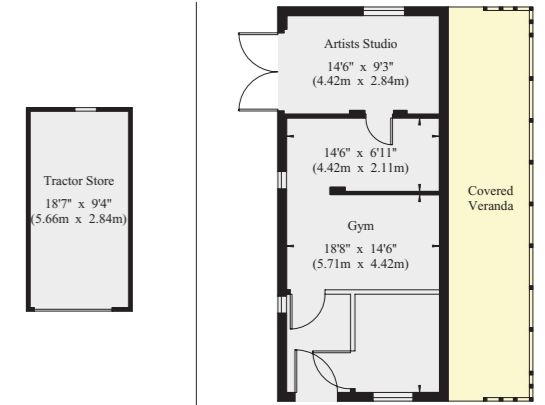


The Cottage



Approximate Gross Internal Floor Area
House - Gross Internal Area : 325.7 sq.m (3506 sq.ft.)
The Cottage - Gross Internal Area : 75.6 sq.m (813 sq.ft.)
Tractor Store - Gross Internal Area : 16.2 sq.m (174 sq.ft.)
Coach House and Stables - Gross Internal Area (including Covered Veranda) : 76.9 sq.m (827 sq.ft.)
Double Garage and Studio Complex - Gross Internal Area : 78.4 sq.m (843 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

Coach House & Stables



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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