

Mountfield

63 The Drive, Tonbridge, Kent



A significant attached property with an excellent ancillary accommodation in a central location.

Tonbridge High Street 0.7 Miles, Tonbridge Station 0.6 Miles, Tunbridge Wells 4.4 Miles,
Summerhill School 1.3 Miles
(Distances and times approximate).



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Summary of accommodation

The House

Lower Ground Floor: Boiler room

Ground Floor: Entrance Hall | Sitting Room | Family Room | Kitchen | Utility Room | Dining Room

First Floor: Principal bedroom with dressing room and ensuite | Further two bedrooms

Second Floor: Two bedrooms

Studio

Ground Floor: Gym and Bathroom

Ground Floor: Studio with kitchen and balcony

Gardens and Grounds

Landscaped Gardens





Situation

(Distances and times are approximate)

Mountfield is accessed via a private driveway situated on The Drive, a desirable road on the south side of Tonbridge, just away from the centre of Tonbridge.



The town, set in the Medway valley, dates back to the Saxon times and offers residents a mixture of character buildings, a Norman castle, a river and a beautiful park along with comprehensive shopping including Waitrose and M&S food hall. There is a range of café's bars and restaurants to cater for all tastes, leisure facilities which include a swimming pool, several gyms, the Angel Centre, and various well-established sporting clubs, including golf courses at Poultwood, Kings Hill and Nizels.



There are a host of excellent schools, both state and private, a selection of some of the most sought-after primary, grammar and state schools in the town in close proximity.



The M25 (Junction 5) lies 7.3 miles to the north of the property, linking up with the wider motorway network including London, Gatwick and Heathrow airports, the Channel Tunnel, Bluewater Shopping Centre and Ebbsfleet International Station.



The town's mainline station offers direct services to London Bridge (36 mins), London Charing Cross (44 mins) and London Cannon Street (44 mins). The M25 (Junction 5) lies 7.3 miles to the north of the property, linking up with the wider motorway network including London, Gatwick and Heathrow airports, the Channel Tunnel, Bluewater Shopping Centre and Ebbsfleet International Station.

Description

Mountfield The Drive is a magnificent landmark property, dating from 1859 in an elevated yet secluded position, nestled within a 0.5-acre plot at the end of a private driveway in one of Tonbridge's most prestigious roads, meticulously renovated by its current owners to an exceptional standard. The painstaking renovation began in 2006 and what results now is a 4400 sq. ft five bedroom family home with an abundance of grandeur and charming period features, surrounded by landscaped south-facing gardens, and a truly unique and recently constructed detached two-storey studio, constructed to mimic the architectural style of the main house with views across the garden and offering a variety of potential future uses to its new owners.

The House

The front door opens to an impressive, vaulted reception hall with a Victorian tiled floor, casement windows, and an intricate staircase leading to the upper floors. To the right is the principal drawing room for Mountfield, a grand and spectacular room with a dual aspect to the front and the side. Two large windows look out onto the garden with an Arts and Crafts style central ornate fireplace with an open fire. The room's high ceilings are finished with a similarly ornate Arts and Crafts cornice and with solid parquet flooring below. Beyond this is a similarly impressive and well-proportioned family room, also with large windows looking out onto the garden and a fireplace housing a wood-burning stove, the cornice and solid parquet continued. One of these rooms, two doors, leads into the kitchen/breakfast room, well equipped with a solid bespoke kitchen, with wall and base units encircling a central island with a breakfast bar and a variety of integrated appliances, a range cooker and a double fridge/freezer. On the rear, an extension of the original house is a wonderfully light and bright dining room.



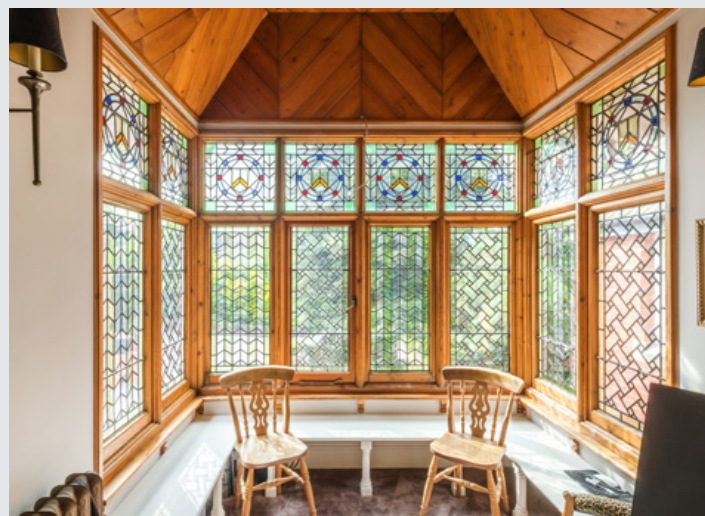


glass lantern and two sets of bi-folding doors flood this room with natural light, and once the bi-folding doors are open, the room blends seamlessly with the outside patio. An adjoining utility room and downstairs cloakroom w/c complete the ground floor.

To the first floor, the galleried landing forms a focal point in its own standing, with a cosy study area in front of the large stained leaded glass window and access to the three large bedrooms on this floor. The principal room is accessed through a dressing room area equipped with bespoke storage, in the bedroom, also with views across the gardens and benefiting from a luxuriously finished en suite bathroom. The two further double bedrooms are served by a family bathroom. On the second floor, there are two further bedrooms accessed from the large landing, which also leads to the second large family bathroom.

The Studio

The studio provides an exceptional level of ancillary accommodation to the main house, detached and thoughtfully positioned within the gardens; it measures approximately 1350 sq. Ft across two floors. On the ground floor, there is a double garage, equipped as a gym by the current owners, a large storage room and to the side a shower room fitted with a steam shower cubicle. The internal staircase leads up to the upper level. Originally conceived as a yoga studio, the room is over 30 ft in length, with six Velux windows within the vaulted church-like roof, and bi-folding doors open onto a large balcony looking onto the garden. We think this space is truly unique and could cater to a variety of future uses and needs.





Gardens and Grounds

The landscaped gardens provide a tranquil setting.

A large, paved patio runs the length of the house with an outside entertaining space in front of an outdoor kitchen with a pizza oven. Steps lead up to the main lawn and planted borders. Hidden within the impressive mix of mature trees and plants to the rear is a wood-burning sauna with a glazed window looking back onto the garden and house. At the front, the property is accessed by a private drive from The Drive, serving just three houses before leading to the block-paved front garden of Mountfield. Enclosed and provides ample off-road parking and access to the garaging, gardens, studio and the house itself.

Property Information

Tenure: Freehold

Local Authority: Tonbridge & Malling Borough Council

Council Tax: Band H

EPC: C

Postcode: TN9 2LS

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



Approximate Gross Internal Floor Area

House: 412.3 sq.m / 4437 sq.ft

Gym / Studio: 125.1 sq.m / 1346 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
113-117 High Street
Sevenoaks
TN13 1UP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Mark Waldron
01732 744461
mark.waldron@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.

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Particulars dated April 2025. Photographs and videos dated April 2025.

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