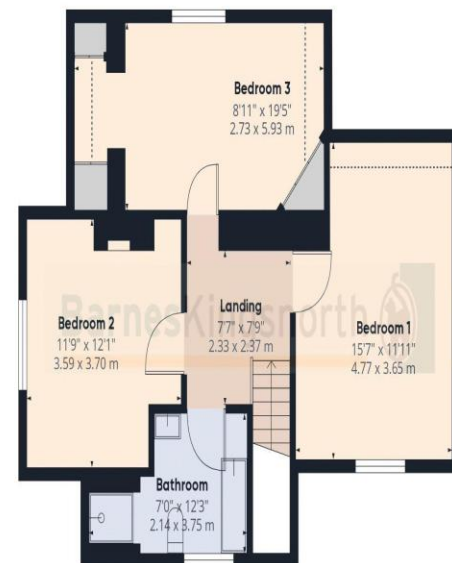
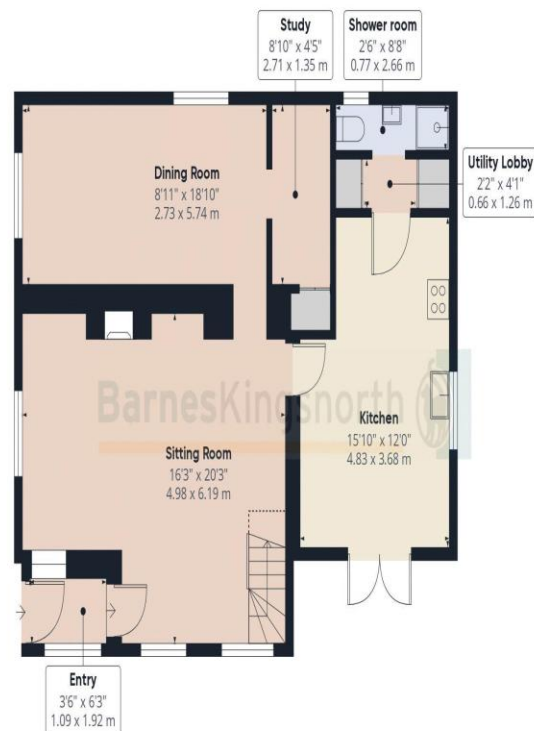


Barnes Kingsnorth offices at:

16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



BarnesKingsnorth

Approximate total area¹⁾

1640.72 ft²

152.43 m²

Reduced headroom

506.76 ft²

4.37 m²

(1) Excluding balconies and terraces

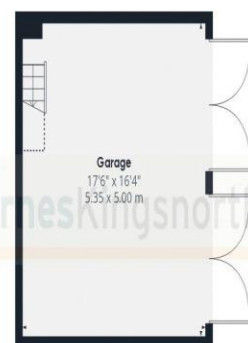
Reduced headroom

Below 5 ft/1.5 m

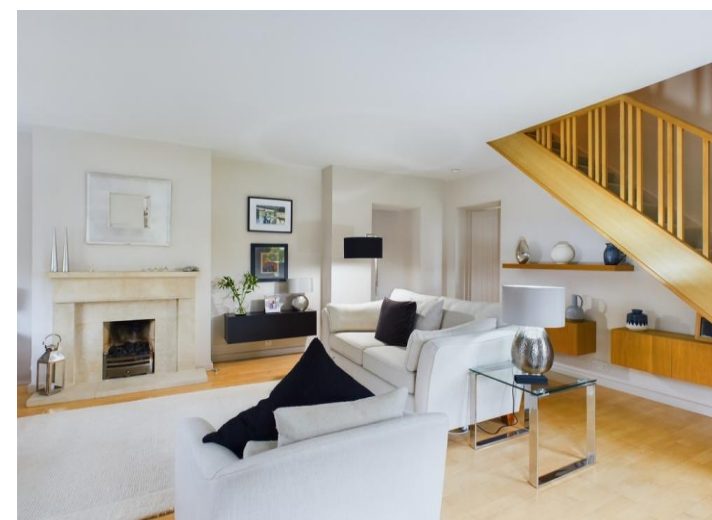
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0 Building 2



**Somerhill Stud, Tudeley,
Tonbridge, Kent, TN11 0NL**

£950,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



3



2

THE PROPERTY

LOCATION, LOCATION, LOCATION! This exceptional property is a charming mix of contemporary accommodation within an elegant Victorian exterior that is sure to delight. Set within an exclusive development of character properties that were converted in the mid 1980s, the property enjoys uninterrupted views and swathes of landscaped lawns to each side. Entered via an exposed brick porchway into superb, double aspect, sitting room that really welcomes you in. Immaculately decorated and boasting a feature stone fireplace with inset gas fire, the room works equally for relaxing with the family or stylish entertaining. Oak flooring flows smoothly through into the separate dining room, again double aspect and eventually through a feature archway into the study which is equipped with a fitted desk and shelving too. The luxury kitchen/breakfast room will certainly appeal and is superbly equipped with a comprehensive range of sleek gloss units, extensive worktops and integral top-of-the-range appliances, including Double oven, gas hob, canopy extractor, full height integrated fridge & dishwasher. Easy care, Porcelain tiled flooring is ideal for busy family life and double doors lead straight out to the rear garden for those sunny days. There is a utility lobby, fitted with floor to ceiling sleek storage, space for washing machine & dryer, keeping the laundry tidily tucked away. Home to the boiler too and with underfloor heating which continues into the luxurious shower & cloakroom. Feature oak staircase from the sitting room leads up to the first floor where you will find the charming and beautifully presented bedrooms. All three bedrooms are of excellent proportions and enjoy far reaching views. Bedroom 1 has double aspect and Bedroom 3 has a recessed dressing area. Completing the picture is the luxurious family bathroom which is fully tiled and stylishly fitted with a crisp white suite including both a corner bath and a separate shower cubicle.

OUTSIDE

Approached via a private driveway, the property has a neat frontage with wrought iron railings & gate to main entrance. Side access to the rear garden comprising lush, green landscaped lawns interspersed with well stocked mature borders, a charming pond and a Summer House too. A perfect garden, where children can play, the keen horticulturist can nurture and all can enjoy relaxing to the peaceful sound of birdsong. With sun in the garden most of the day, and far-reaching views beyond, this garden is your very own slice of paradise. Opposite the house is the detached double garage with light & power and mezzanine level providing plentiful storage. In our opinion this fabulous house which features both contemporary amenities and architectural character in a superb location, really does tick all the boxes!



THE LOCAL AREA

Within an Area of Outstanding Natural Beauty, Grooms Cottage, enjoys a fabulous countryside setting in the hamlet of Tudeley, yet only 2.5 miles distant from the historic town of Tonbridge and 7 miles to Royal Tunbridge Wells. Tudeley is famed for its village church which has unique & beautiful stained-glass windows designed by the artist Marc Chagall. As well as glorious countryside, the area is also renowned for excellent schooling with both Grammar & Independent schools within a short drive or school bus service from the end of the road, as well as Summerhill School just a footpath walk away. Tonbridge town offers an excellent range of shopping and recreational facilities along with a fine example of a Motte & Bailey Norman castle built in the 13th century and set on the banks of the River Medway. Tonbridge mainline station offers fast services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. With good road links to the A21 and the South Coast, the position of this charming property really is ideal.

ROUTE TO VIEW

From Tonbridge Station proceed southwards and at the roundabout take the left turn into Pembury Road. Proceed up the road to the Vauxhall roundabout and take the first left, continue along to the next roundabout and take the third exit onto the Five Oak Green Road. Carry along this road for approximately 1 mile and on the right-hand side until you reach the sign for Goldsmid Hall & Park Farm. Proceed up the private road and then take the right hand turning into Somerhill Stud & Mews, continue over the cattle grid and upon reaching the conversion you will find Grooms Cottage.

AGENTS NOTE: Water supply is Hadlow Estate and there is mains gas & mains drainage.

PLEASE NOTE: In accordance with Money Laundering Regulations, we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identify and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: F

