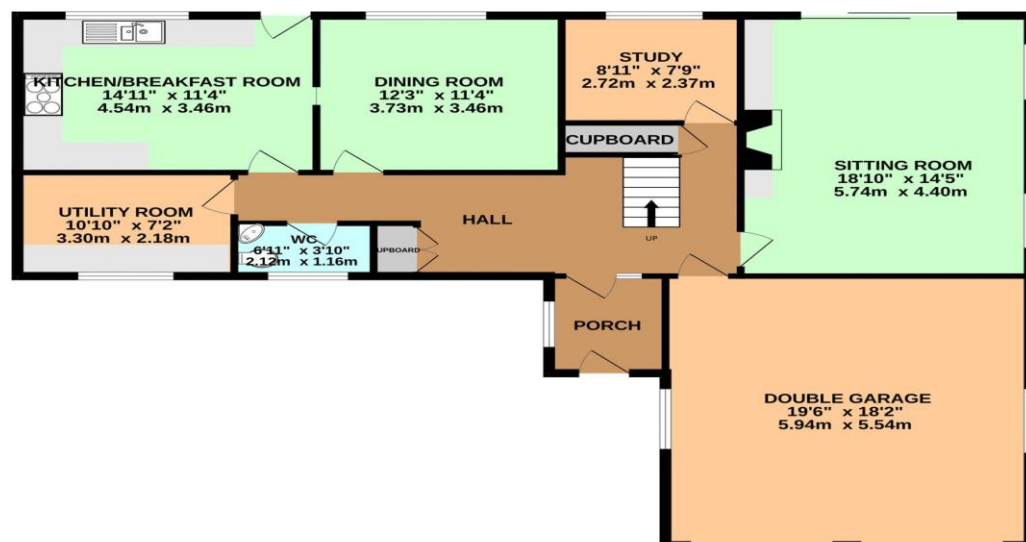


Barnes Kingsnorth offices at:
 16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
 Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

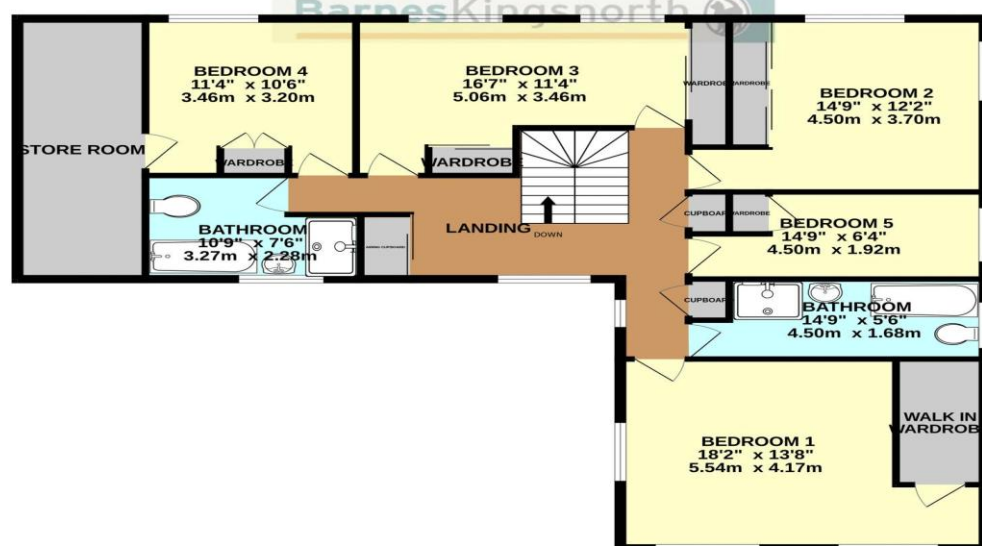
BarnesKingsnorth



GROUND FLOOR
1338 sq.ft. (124.3 sq.m.) approx.



1ST FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



STAIR ROAD TONBRIDGE

TOTAL FLOOR AREA : 2601 sq.ft. (241.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Stair Road, Tonbridge, Kent, TN10 4HB

£1,450,000 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.



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THE PROPERTY

Nestled in a picturesque semi-rural setting, this exceptional equestrian property offers an unparalleled blend of family living and top-tier equestrian facilities. Spanning expansive grounds, it provides a haven for both horse and rider, surrounded by countryside and lush green landscapes.

Main Residence: This character style home is the perfect example of countryside living, boasting spacious living areas, well appointed interiors, and panoramic views of the surrounding fields and paddocks. Thoughtfully designed, the home features a large kitchen, living room with feature brick fireplace, log-burner and sliding patio doors leading out to the lovely level family gardens. There is a separate dining room, a utility, cloakroom and a useful study too. Generously sized bedrooms, together with two bathrooms (with the option for a third), occupy the first floor. In total, the property has over 2,500 sq ft of space... perfect for the family to spread out and very easy to picture the hub-bub of busy, family life with children & pets on the go!

OUTSIDE

Walled frontage with driveway access to the integral garage. Five bar gate to the super, rear garden. A real feature of the property with large patio for those sunny day BBQs and extensive lawns to enjoy. Whether you need space for children & pets to let off steam, enjoy family games of cricket or rounders, or just like to relax and take in the view.... this garden will certainly tick the box! A driveway with ample parking for horseboxes and vehicles leads to:

Equestrian Facilities: Purpose-built for equestrian enthusiasts, the property includes functional facilities:

A well-constructed stable block with spacious stalls and tack room. Approx 18 acres (tbc). Multiple fenced paddocks with quality grazing land, offering ample turnout space. A professionally designed floodlit sand school. Direct access to bridleways providing endless opportunities for exploration. Ideally situated in a quiet yet accessible location, the property enjoys the peace of rural living while remaining within easy reach of local amenities, schools, and transport links. Its semi-rural setting offers the perfect balance of seclusion and convenience. This remarkable equestrian estate represents a rare opportunity to own a piece of countryside paradise. Perfect for passionate riders, professional training, or simply those seeking a rural retreat.



THE LOCAL AREA

Tucked away in one of the most sought-after roads in Tonbridge, secluded yet conveniently situated for all local amenities, near beautiful countryside walks and with easy access to Tonbridge town. The area is very popular with families as it has a real 'Country Living' feel yet is within walking distance of Woodlands primary school and nearby bus routes to the town's renowned secondary schools. Tonbridge town offers excellent shopping & recreational facilities and boasts a fine example of a Motte & Bailey Norman castle built in the 13th century and set on the banks of the River Medway. The castle grounds adjoin Tonbridge sports ground with its indoor/outdoor swimming pool so there is plenty of opportunity for keeping fit or just a gentle walk! There is a mainline train station with services to London Charing Cross/Cannon Street, the journey taking approximately 40 minutes. Easy access can be afforded to the A21 leading onto the M25 towards London or the south coast.

ROUTE TO VIEW

From our office in Tonbridge High Street, proceed to the first set of traffic lights, turn right into The Bordyke/Hadlow Road A26. Continue along this road at the next set of traffic lights continue along and take the right hand turning into Old Hadlow Road. Proceed along and bear right into Stair Road where The property will be found on the right-hand side.

PLEASE NOTE: In accordance with the recent changes to Money Laundering Regulations, we are now 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 identity and residence of Purchasers.

Energy Efficiency Rating: D

Council Tax Band: G

Ref: T1424/525080/V2

