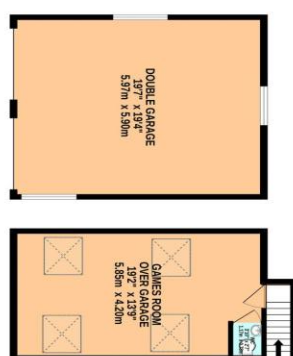
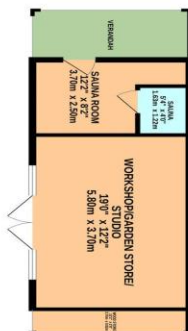


Barnes Kingsnorth offices at:
16 High Street, **Pembury**, Kent TN2 4NY Tel: 01892 822880 Email: pembury@bkea.co.uk
141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: tonbridge@bkea.co.uk
Lettings, 141 High Street, **Tonbridge**, Kent TN9 1DH Tel: 01732 771616 Email: lettings@bkea.co.uk

BarnesKingsnorth



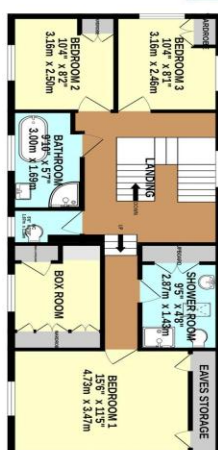
GARAGE
667 sq.ft. (62.0 sq.m.) approx.



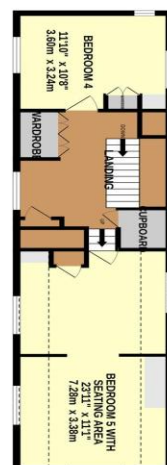
WORKSHOP & SAUNA
363 sq.ft. (33.7 sq.m.) approx.



GROUND FLOOR
888 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



2ND FLOOR
565 sq.ft. (52.3 sq.m.) approx.

TOTAL FLOOR AREA : 3268 sq.ft. (303.6 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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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.



**Maidstone Road, Whetsted,
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£1,300,000 FREEHOLD

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2



5/6



2

THE PROPERTY

Some homes just welcome you in, put you at ease and make it hard to think of leaving and this is one of them! Although not listed, some parts of Sebastopol date back to the 17th Century and epitomise the character, style & beauty of the traditional farm cottages with brick & clapboard, dormer windows and a 'cat slide' roof to the rear. Sympathetically extended twenty years ago, this delightful, detached property is a rare blend of historic appeal and modern comfort, offering spacious, family accommodation with oodles of charm! Main entrance into hallway with cloakroom, chimney breast with log burner, parquet flooring and a feature staircase with the wow factor. Traditional oak 'brace & latch' doors invite you to wander through and to the left you will find the fabulous sitting room with period fireplace & stove in place, abundant with beams yet contemporary in comfort & style. The kitchen/dining/breakfast room ticks all the boxes for busy family life...a well fitted kitchen area with plentiful storage and striking red Aga within the chimney breast along with breakfast bar for those morning chats over coffee & snacks on the go. Attractive, floor tiling flows through the room and there is plenty of space for a large dining table and family meals overlooking the garden. Off the kitchen is a charming reception room/study with double aspect and doors out to the garden. Completing the ground floor is the great size utility room with fitted cupboards, butler sink and lots of space for laundry equipment/extra refrigeration. Lift-up door & stairs to wine cellar (2.25m deep & storing up to 1200 bottles). The stable door to garden exit is ideal for any 'four legged' friends and those muddy boot days. On the first floor, the galleried landing oozes character and you will find three spacious bedrooms all with storage, a box/dressing room, a well fitted shower room, separate WC and the family bathroom with roll-top bath. The top floor has landing space and two further double bedrooms, one of which enjoys its own sitting room too, an ideal arrangement for the larger family or when guests visit.

OUTSIDE

Perfectly nestled in just under an acre of garden & grounds, the front aspect with cottage garden, picket fence & gate welcomes you in with a tranquil nod to by-gone times. Driveway access via the farm lane leads to parking and the double garage with external staircase leading to games/cinema room with cloakroom. To the rear of the property is a pleasing terrace area for relaxing and entertaining and there is plenty of lawn for children to play and family games. In addition, there is a wild garden, vegetable plot and area of orchard with barn workshop/studio and sauna room. The barn verandah is just the spot to relax and take in the delightful aspect of this fabulous property.



THE LOCAL AREA

Located in the Garden of England...near the hamlet of Whetsted and betwixt Five Oak Green and the thriving town of Paddock Wood this individual property is surrounded by farmland. Paddock Wood offers many local shops and amenities with schools and mainline station within easy reach. Nearby the larger town of Tonbridge offers an excellent range of shopping and recreational facilities and has its own Medieval castle with the river Medway flowing through the sports ground with an indoor/outdoor swimming pool. Tonbridge offers a renowned selection of schools both state and independent along with historic Tonbridge school itself. Tonbridge mainline station offers services to London Charing Cross/Cannon Street the journey taking approximately 40 minutes. Easy access can be afforded to the A21 and M25 to both London and the south coast.

ROUTE TO VIEW

From our office in Tonbridge High Street, turn right at the Ivy House pub into Bordyke/Hadlow Road A26. At the next set of traffic lights turn right into Cannon Lane and proceed into Vale Road and turn left at the first roundabout into Woodgate Way. At the Summerhill roundabout take the first left into Tudeley Road and follow the road through Five Oak Green for approximately three miles. At the roundabout take the left on to the A228/Maidstone Road and then further along take the farm lane on the right-hand side (just before Capel Cottage Garden Nursery). Proceed down the farm lane and 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 the 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 purchaser. BKEA employs the service of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: E

Council Tax Band: G

Ref: T1450/527090/V1

