



Cedar House & Stilstead Cottage Tonbridge Road, East Peckham, Tonbridge, TN12 5LQ Asking price £2,000,000 - £2,200,000

Jack Charles  
*Estate Agents*

*Sales & Lettings*

Cedar House & Stilstead Cottage  
Tonbridge Road,  
East Peckham,  
Tonbridge, TN12  
5LQ

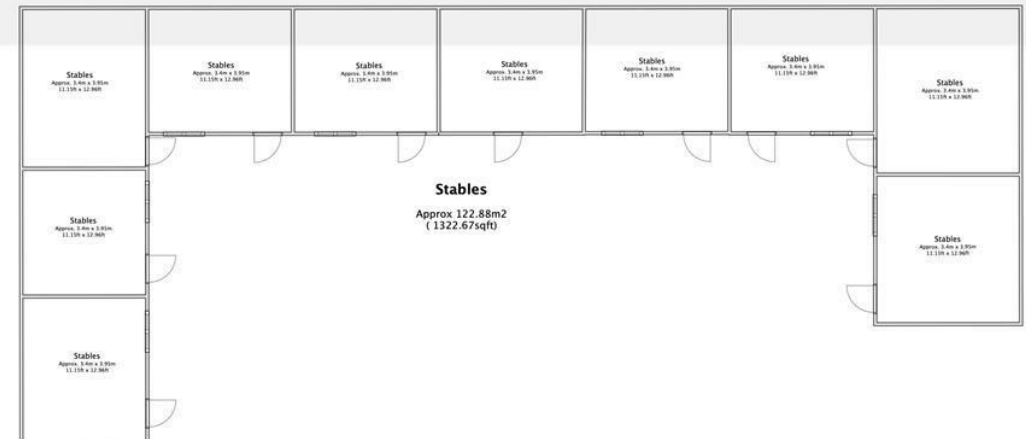
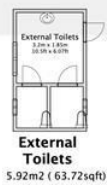
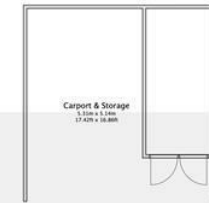
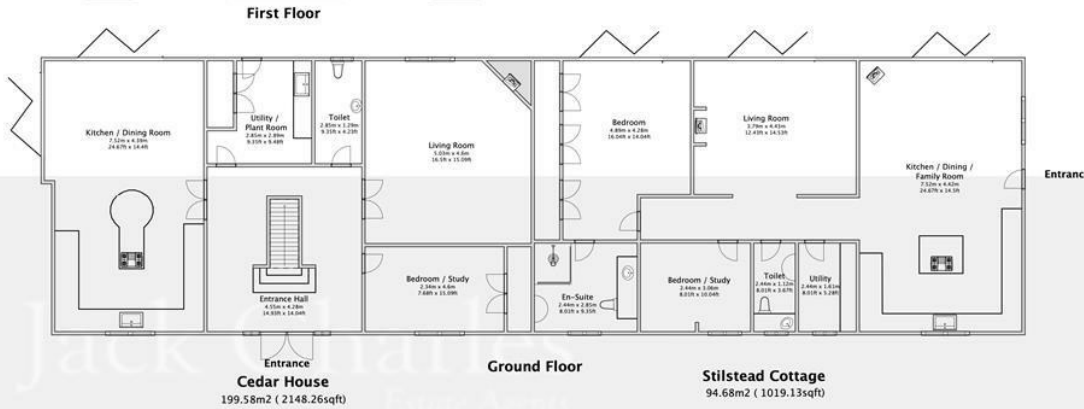
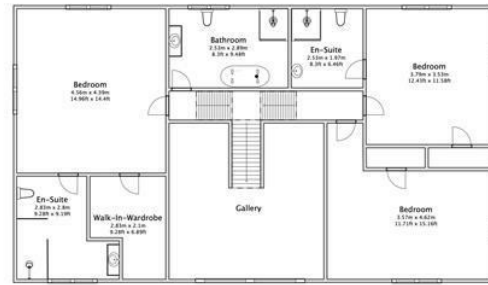
**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

**Cedar House and Stilstead Cottage**

Approximate total internal area Of Houses:  
294.26m<sup>2</sup> ( 3167.39sqft)

Approximate total internal area inc All Outbuildings:  
540.77m<sup>2</sup> ( 5820.8sqft)

Although measurements have been taken to ensure accuracy, they are approximations on this floor plan and is for illustrative purposes only



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- Approx. 12.5 acres on the outskirts of Tonbridge
- Contemporary main house with striking design
- Stunning kitchen, dining, family room with bi folding doors
- Flexible accommodation including ground floor bedroom or study
- Attached 2 to 3 bedroom bungalow for multi generational living
- Potential to incorporate bungalow into main house
- Private driveway with ample parking and car barn
- Detached cinema room with kitchenette and guest suite
- Equestrian facilities including nine stables, sand school and tack room
- Gardens and grounds backing onto farmland, woodland and the River Medway

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### To Be Sold

Jack Charles are delighted to offer for sale Cedar House and Stillsted Cottage, set within approximately 12.5 acres on the outskirts of Tonbridge. Cedar House is beautifully presented, featuring a contemporary kitchen/dining family room with a central island and breakfast bar. Bi-folding doors open to the side and rear. The ground floor also includes a sitting room, separate utility room, cloakroom, and a flexible bedroom or study. Upstairs, the landing splits: to the left, a master suite with an en-suite dressing room and shower, plus a family bathroom; to the right, an en-suite bedroom and another double bedroom with lovely views. Stillsted Cottage is also beautifully presented. Attached to the main house, it could be incorporated with modest modifications. The cottage comprises an open-plan kitchen/dining/family room, an inner hallway leading to a utility room, cloakroom, Bedroom 2, and a vaulted reception room, which could be divided to form a third bedroom. At the end of the hall is an en-suite bedroom with built-in wardrobes and rear access. The property is approached via a long driveway, leading to ample parking and an open car barn. There are various outbuildings, including one converted into a cinema room with kitchenette and a guest suite (double bedroom with en-suite). The stabling includes a sand school, nine stables, a tack room, two open hay barns, and a vast hardstanding area including parking and a further outbuilding. The stabling and equestrian facilities could potentially be redeveloped, subject to planning consent. The gardens are lawned, surrounding the property, backing onto fields and farmland, with additional woodland at the rear, bordered by the River Medway. This is a stunning location and a rare lifestyle opportunity.

### Location

The property is situated within a semi rural location, yet within easy reach of local amenities at East Peckham and Hadlow with shops catering for everyday needs including a Co-op supermarket, bakers, butchers, greengrocers, doctors surgery, chemist, & post office as well as leisure facilities.

**Comprehensive Shopping:** Tonbridge (approx 4.6 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Tunbridge Wells (approx 10 miles) and Bluewater Shopping Centre.

**Mainline Rail Services:** Paddock Wood mainline station approximately 5 miles away has a fast and frequent service to London Charing Cross and Cannon Street in about 50 minutes. Tonbridge mainline station is approximately 5 miles away offering a fast and frequent service to London Bridge/Charing Cross in about 45 minutes. Yalding station is approximately 3 miles.

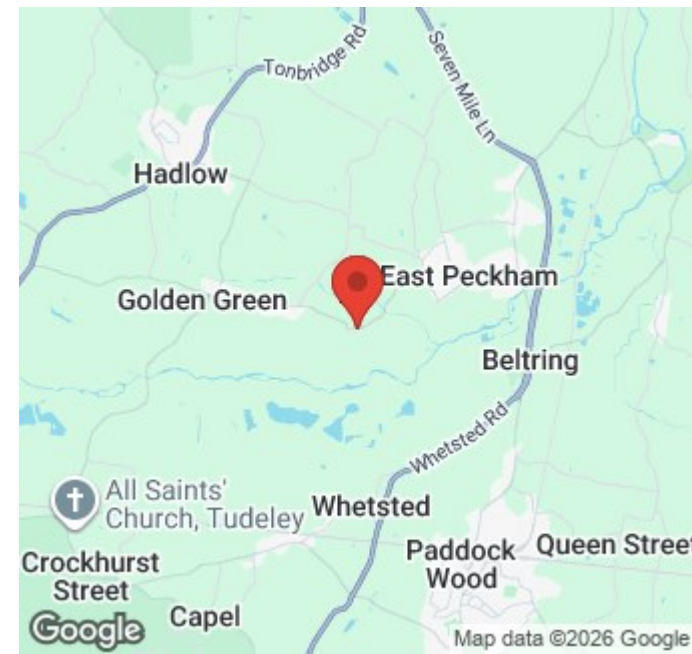
**Primary Schools:** East Peckham, Hadlow & Tonbridge.

**Secondary Schools:** Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School.

**Private Schools:** The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools.

**Leisure Facilities:** Wrotham Heath Golf Club, Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming.

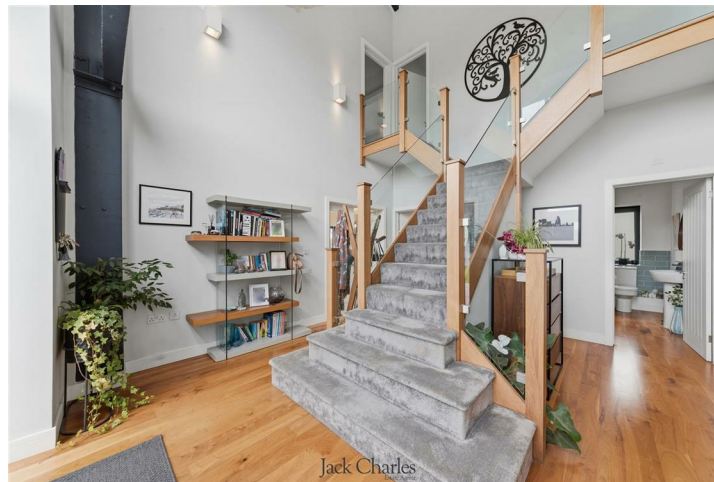
**Motorway Links:** Excellent access to the motorway network at the A21 at Hildenborough, connecting with the M25 for Gatwick and Heathrow Airports The A26 leads to the A228 which gives access to the M20 for convenient road access to the Channel Tunnel Terminus at Ashford International Station . The adjoining road networks offer links to London, Canary Wharf, the Dartford River Crossing, Bluewater Shopping Centre and the South Coast. There is also convenient road access to Ebbsfleet International Station with high speed rail services into central London (including Stratford for the 2012 Olympics) and Europe.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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