



Chequer Tree Farm House Collier Street, Tonbridge, TN12 9SB

Guide Price £1,250,000 - £1,350,000

Jack Charles  
*Estate Agents*

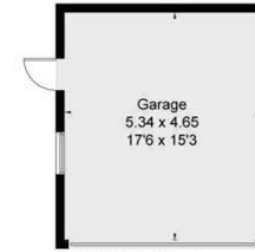
*Sales & Lettings*

**Chequer Tree Farm House**  
**Collier Street, Tonbridge,**  
**TN12 9SB**

**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.

Approximate Area = 283.7 sq m / 3053 sq ft  
 Garage = 24.9 sq m / 268 sq ft  
 Total = 308.6 sq m / 3321 sq ft  
 Including Limited Use Area (18.1 sq m / 195 sq ft)  
 For identification only. Not to scale.  
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- Stunning Grade II listed Farm House
- Five Bedrooms, Three Bathrooms
- Kitchen / Breakfast Room
- Utility Room
- Three Further Reception Rooms
- Long Drive With Double Garage
- Beautiful Secluded Gardens
- Approx 0.69 Acre
- Planning For A Side Extension
- Being Sold With No Forward Chain



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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## To Be Sold

Nestled in the charming area of Collier Street, Chequer Tree Farmhouse is a stunning Grade II listed detached house that exudes character and history, believed to date back to the 17th century. Set back from the road and beautifully screened by mature laurel hedging, this delightful property boasts a generous lawned front garden, creating a serene and inviting atmosphere.

With over 3,000 square feet of thoughtfully refurbished living space, this home offers flexible accommodation across three floors, making it ideal for family living. The interior is tastefully presented, featuring a wealth of exposed oak beams and timbers, bespoke drop latch doors, and a combination of travertine and engineered wood flooring in various rooms. The ground floor comprises three reception rooms, including a charming dining room, a family room, and a lovely sitting room that benefits from a triple aspect and an inglenook fireplace, with doors leading directly to the garden.

The well-appointed kitchen features a good range of painted wooden cupboards by Rencraft, complemented by modern appliances. It opens into a delightful breakfast area, complete with a fireplace and wood-burning stove, perfect for cosy mornings. A convenient utility room and a shower room are also located off the rear hall.

On the first floor, you will find four spacious double bedrooms, alongside a contemporary family bathroom and a separate WC. A staircase leads to the substantial attic bedroom, currently utilised as a home office and TV room, which includes a stylishly fitted bathroom with a freestanding bath.

Accessed via timber gates, the property features a gravel driveway providing ample parking and leading to a detached double garage equipped with power and light. The well-established gardens that surround Chequer Tree Farmhouse are a true highlight, predominantly laid to lawn and adorned with mature shrub borders and a variety of fruit trees, offering a picturesque setting for outdoor enjoyment.

## Situation

Chequer Tree Farmhouse is situated in the pretty village of Collier Street with its church and primary school. More extensive shopping can be found in Marden, Paddock Wood and Tunbridge Wells.

Excellent education opportunities exist within the area in both the private and state sector, at all levels. These include primary schools in Collier Street and Goudhurst, Dulwich Prep, Saint Ronans, The Schools at Somerhill, Benenden, Bethany Goudhurst, Sutton Valence, Tonbridge and Sevenoaks schools, and grammar schools in Tonbridge, Tunbridge Wells and Maidstone.

Paddock Wood and Marden have fast and frequent services to London Charing Cross, London Bridge and Cannon Street. & the coast.

The M20 and M26 are easily reached and provide access to the M25, the national motorway network and Gatwick and Heathrow Airports.

