



24 North Frith Park
Hadlow | TN11 9QW

 FINE & COUNTRY





Step inside

24 North Frith Park

Built in 1889 by the local architect George Friend for Thomas Boyd, the "bacon king" of Chicago, the Grade II listed North Frith House was converted in 2001 by Berkeley Homes. Nestled within the grounds of an impressive country estate, this beautifully appointed residence offers an exceptional blend of elegance, character and refined modern living. Occupying a privileged position within a period building, the property enjoys approximately 1,541 sq. ft of thoughtfully arranged accommodation, complemented by own private garage entrance, allocated parking and direct access to stunning landscaped surroundings approaching 65 acres.

On arrival, a private entrance leads into a striking entrance hall which sets the tone for the accommodation beyond, with a magnificent 21ft sitting room. Bathed in natural light and offering generous proportions for both relaxation and entertaining, this elegant reception space provides a sophisticated focal point to the home, with feature fireplace flanked by bespoke fitted cupboards and bookshelves.

The stylish kitchen and breakfast room is beautifully designed for contemporary living, with sociable dining area, perfect for informal gatherings and everyday enjoyment. Featuring ample granite worksurface and preparation space, range style cooker, and integrated appliances.

The principal accommodation comprises three well-proportioned bedrooms, including a superb principal suite with its own private en-suite shower room. A second luxurious bathroom serves the second bedroom, while a versatile additional room provides the ideal space for a home office, study, dressing room or occasional guest accommodation. There is a separate utility room which has been fitted with extra storage and drying facilities along with guest cloakroom.

Further enhancing the appeal of this distinguished home is a private garage, generous storage

solutions, and the unique opportunity to enjoy the grandeur and tranquillity of an established estate setting. The surrounding grounds create an atmosphere of exclusivity and seclusion.

With a rare opportunity to acquire a residence of exceptional character and distinction, combining the prestige of a landmark building with the comfort, space and convenience demanded by modern luxury living.

Ornate wrought iron gates greet you at the start of the private approach, leading through the glorious 65-acre parkland with traditional boathouse and large ornate lake, situated in an Area of Outstanding Natural Beauty, in a semi-rural position, this striking character building believed to date from circa 1888, is perfectly placed for Hadlow village, Tonbridge town centre and station, all being within approx. 3 miles.

Tonbridge is a vibrant market town of Norman origins offering comprehensive shopping including Waitrose and a selection of other High Street brands. There is an array of leisure facilities including Tonbridge Leisure Centre, The Angel Centre, Carrotty Wood and Tonbridge Park. Golf is available at Poulton Wood, Nizels and Hever Golf Clubs.

Tonbridge mainline station offers direct services to London Bridge, London Cannon Street and London Charing Cross. The A21 at Tonbridge is some 3 miles away and connects to the north at the M25 orbital which in turn provides access to the wider motorway network, London, Gatwick and Heathrow airports, and Ebbsfleet International

The property also offers convenient access to the town's renowned schools including Tonbridge School, the Schools at Somerhill, Hilden Oaks, Hilden Grange and the excellent state grammar and primary schools.



Seller Insight

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We love being able to sit on our roof terrace and revel in the views or wander around the park every day. Although the park is communal there are always plenty of places to go for a private read or to find a spot to enjoy a picnic with friends and family. In recent years we have replaced the kitchen and bathrooms, so the apartment has all the delights of period character but with all the advantages of modern day living.

We are not far from Shipbourne with its historic church and a charming village hall at the end of a Kentish Hall House as well as tennis courts, a good primary school, an excellent weekly farmer's market and the well-known Chaser Inn and restaurant. While the nearby historic village of Hadlow also features period buildings including the famous Hadlow Tower or 'May's Folly'. This Grade 1 listed building stands 175 ft high and is the tallest such Roman Gothic building in the UK and its restoration won the Angel Award. There is a good primary school in the village while the Hadlow College of Agriculture and Horticulture is well-known and includes the Broadview Gardens where you can enjoy wandering around 10 acres of grounds. The village has a variety of shops, a pub, hairdresser and a church. There are also a library and a medical centre as well as cricket and bowls clubs and the village hall where a variety of activities take place to suit all ages.*

*It is only about three miles to Tonbridge where you will find a variety of independent shops, hair and beauty salons, bars and restaurants with additional retail outlets on the outskirts of the town while trains from Tonbridge station can whisk you to London in just over half an hour. There are excellent educational facilities with a number of primary schools including Slade Primary rated Outstanding by Ofsted, several Outstanding grammar schools including the high achieving The Judd for boys and Tonbridge Grammar School for girls with specialist status schools including performing arts, maths and ICT, music and sports. There is also Somerhill prep school, the independent Kent College, Hilden Grange Prep School as the famous independent Tonbridge School founded in 1553. This provides the thriving EM Forster theatre and leisure club with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself includes golf, football, rugby, tennis and cricket clubs. **

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







Travel

Hadlow	2.1 miles
Shipbourne	2.0 miles
Tonbridge	3.1 miles
Tunbridge Wells	8.0 miles
Sevenoaks	8.5 miles
Dover Docks	57.6 miles
Channel Tunnel	45.5 miles
Gatwick Airport	29.9 miles
Charing Cross	34.5 miles

By Train from Tonbridge	
London Bridge	35 mins
Charing Cross	40 mins
Victoria	1hr 05 mins
Ashford International	37 mins

Leisure Clubs & Facilities

Hadlow Cricket Club	
Hadlow Bowls Club	01732 852138
Poult Wood Golf Centre	01732 364039
Tonbridge School Centre	01732 304111
Tonbridge Tennis Club	07956 311273
Tonbridge Golf Centre	01732 353281
Tonbridge Bowling Club	01732 358528
Tonbridge Town Sailing Club	07813 259167
Tonbridge School Sports Centre	01732 304111
Plaxtol and Shipbourne Tennis Club	01732 810338

Poult Wood Golf Club
Tonbridge Cricket club
Tonbridge Juddians Rugby Club

Healthcare

Hadlow Medical Centre	01732 667443
Tonbridge Medical Group	01732 352907
Pembury Hospital	01622 729000

Education

Primary Schools:	
Hadlow Primary School	01732 850349
Shipbourne Primary School	01732 810344
Slade Primary School	01732 350354
Long Mead Community	01732 350601
St Margaret Clitherow Catholic Primary	01732 358000
Bishop Chavasse	01732 676040
Somerhill (Independent)	01732 352124
Hilden Grange Preparatory	01732 351169

Secondary Schools:	
Tonbridge Grammar School	01732 365125
Weald of Kent Grammar School	01732 373500
Hill View School for Girls	01732 352793
Kent College	
The Judd School (Grammar)	01732 770880
Tonbridge School (Independent)	01732 365555

Entertainment

EM Forster Theatre (Tonbridge School)
The Chaser Inn
The Rifleman
The Greyhound
Angel Centre sports complex and cinema

Local Attractions / Landmarks

Tonbridge Castle
Ightham Mote
Haysden Country Park
Tonbridge River Trips
Knole House and Park
Penhurst Place
Hever Castle



GROUND FLOOR

Sitting Room	21'11 x 16'7 (6.68m x 5.06m)
Kitchen/Breakfast Room	15'8 x 10'10 (4.78m x 3.30m)
Bedroom 1	13'9 x 11'9 (4.19m x 3.58m)
En-suite Shower Room	
Bedroom 2	16'10 x 13'2 (5.13m x 4.02m)
Bedroom 3/Study	9'5 x 6'10 (2.87m x 2.08m)

OUTSIDE

Garage	21'0 x 8'11 (6.41m x 2.72m)
Communal Gardens	

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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