



2 Brattles Grange Cottages
Tibbs Court Lane | Brenchley | Tonbridge | Kent | TN12 7AJ



STEP INSIDE

Set along a peaceful country lane in the heart of the Kent countryside, this beautifully refurbished family home combines timeless character with considered contemporary improvements, creating a lifestyle property equally suited to family living, entertaining and working from home.

The welcoming entrance hall leads to a series of elegant reception rooms. The front-facing rooms enjoy delightful views across the gravel driveway and quiet country lane. To the rear, the principal living spaces overlook the beautifully landscaped gardens, where lawns, roses and mature planting create a quintessential English country garden setting.

The study provides an ideal home office, featuring bespoke fitted shelving and cupboards flanking an exposed brick chimney breast with a wood-burning stove, creating a wonderfully cosy and characterful retreat. The sitting room is presented in calm, neutral tones that continue throughout the house, with a feature fireplace and doors opening directly onto the terrace and gardens beyond.

At the heart of the home lies the beautifully redesigned kitchen and dining room, fitted with classic country-style cabinetry beneath quality worktops, centred around a substantial island and complemented by warm wooden flooring. French doors open onto the terrace, seamlessly connecting indoor and outdoor living during the warmer months. Adjoining is a practical utility room with side access, ideal for muddy boots, dogs and everyday family life, together with a cloakroom serving the ground floor.

The accommodation is arranged over three floors. The principal bedroom enjoys a peaceful outlook across the rear gardens and benefits from a stylish en suite shower room. Two further generous double bedrooms are served by a smart family bathroom featuring both a bath and separate shower. Occupying the top floor is a particularly charming bedroom with an exposed brick chimney breast, cast iron fireplace and a dormer window creating a delightful study or reading nook.

Outside, the property has been thoughtfully enhanced to create a wonderfully private and established garden setting. A broad paved terrace, accessed directly from both the kitchen and sitting room, is enclosed on one side by the original brick outbuildings, creating a sheltered courtyard atmosphere that is perfect for outdoor dining and entertaining. Beyond, the lawn wraps around the house to the side and rear, interspersed with beautifully planted borders, abundant roses and a charming pergola seating area.

Mature trees frame the garden, providing privacy, seasonal colour and a haven for wildlife, whilst to the front a substantial gravel driveway provides extensive gated parking. Complementing the property perfectly is a handsome oak-framed cart lodge with garage and useful adjoining storeroom, completing this exceptional country home.





SELLER INSIGHT

“ One of the things we have loved most about living here is the wonderful balance between rural tranquility and everyday convenience. Tucked away amongst peaceful country lanes, the house enjoys a particularly special position between the sought-after villages of Brenchley, Horsmonden and Lamberhurst, allowing us to enjoy the best of village life whilst remaining exceptionally well connected.

The surrounding countryside provides endless opportunities for walking, cycling and exploring. We have spent countless weekends enjoying Bedgebury National Pinetum and Bewl Water, whilst the area's network of footpaths, woodland and rolling farmland begins almost from the doorstep.

For families, the location is exceptional. Brenchley Primary School is highly regarded and there is an outstanding selection of grammar, state and independent schools within easy reach, including those in Tonbridge, Cranbrook and Tunbridge Wells. This was a major attraction for us and has provided excellent educational choices at every stage.

Despite the peaceful setting, commuting is remarkably straightforward. Paddock Wood station offers regular services into London, whilst the nearby A21 provides swift access to the motorway network, coast and airports. When we want a wider choice of shopping, restaurants, cafés and cultural amenities, Tunbridge Wells is only a short drive away, offering everything from independent boutiques and galleries to theatres, bars and well-regarded restaurants.

What truly sets this home apart, however, is the lifestyle it offers. Whether entertaining friends on the terrace on a summer evening, exploring the surrounding countryside, or simply relaxing in the garden surrounded by birdsong and wildlife, it is a place that captures the very best of Kent country living while remaining practical for modern family life.”

* 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

By Road:
Brenchley Village 1.2 miles
Horsmonden 2.5 miles
Lamberhurst 4.0 miles
Paddock Wood 4.0 miles
Tunbridge Wells 8.0 miles
Tonbridge 10.0 miles
Gatwick Airport 32.0 miles
Central London 45.0 miles

By Train from Paddock Wood:
London Bridge from 41 mins
Charing Cross from 49 mins
Cannon Street from 50 mins

Education

Primary Schools:
Brenchley & Matfield CE Primary School
Horsmonden Primary Academy

Secondary Schools:
Tunbridge Wells Girls' Grammar School
Tunbridge Wells Grammar School for Boys
The Judd School, Tonbridge

Tonbridge Grammar School
Skinners' School, Tunbridge Wells
Mascalls Academy, Paddock Wood

Independent Schools (within circa 10 miles):
Tonbridge School
The Schools at Somerhill
Kent College, Pembury
Mayfield School
Beechwood School
Rose Hill School
Marlborough House School
Benenden School

Local Attractions / Landmarks

Bedgebury National Pinetum
Bowl Water
Scotney Castle (National Trust)
Sissinghurst Castle Garden
Penshurst Place
The Pantiles, Tunbridge Wells
Tunbridge Wells Common
Cranbrook Town Centre
Brenchley Village & All Saints Church

Healthcare

Howells Surgery, Brenchley
Tunbridge Wells Hospital, Pembury
Benenden Hospital

Leisure Clubs & Facilities

Bedgebury National Pinetum
Bowl Water Reservoir
Lamberhurst Golf Club
The Weald Sports Centre, Cranbrook
Tunbridge Wells Sports Centre
Tonbridge Swimming Pool & Tennis Centre

Entertainment

The Little Bull Café, Brenchley
The Poet at Matfield
The Vineyard, Lamberhurst
The George & Dragon, Speldhurst
Assembly Hall Theatre, Tunbridge Wells
Trinity Theatre, Tunbridge Wells
The Pantiles, Tunbridge Wells
Cinema & leisure facilities, Tunbridge Wells

GROUND FLOOR

Study	16'0 (4.88m) x 14'9 (4.50m) narrowing to 11'5 at narrowest point (3.48m)
Kitchen/Breakfast Room	22'8 (6.91m) x 14'7 (4.45m) narrowing to 11'3 at narrowest point (3.43m)
Utility Room	11'4 x 6'3 (3.46m x 1.91m)
Living Room	16'0 x 13'8 (4.88m x 4.17m)

FIRST FLOOR

Bedroom 1	15'10 x 13'6 (4.83m x 4.12m)
En-Suite	
Bedroom 2	16'2 x 10'4 maximum (4.93m x 3.15m)
Bedroom 3	16'2 x 9'11 (4.93m x 3.02m)
Family Bathroom	9'0 x 9'0 (2.75m x 2.75m)

SECOND FLOOR

Bedroom 4	14'10 x 10'5 (4.52m x 3.18m)
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OUTSIDE

2 Bay Oak Framed Cart Lodge	19'4 x 15'0 (5.90m x 4.58m)
Garage	15'7 x 9'3 (4.75m x 2.82m)
Garden Shed	
Store Room	

Ground Floor
Approx. 89.0 sq. metres (957.9 sq. feet)



First Floor
Approx. 70.2 sq. metres (755.2 sq. feet)



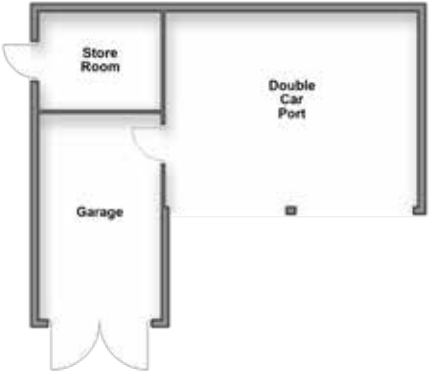
Second Floor
Approx. 18.7 sq. metres (201.7 sq. feet)



Outbuilding 2
Approx. 15.5 sq. metres (168.8 sq. feet)



Outbuilding 1
Approx. 47.0 sq. metres (505.5 sq. feet)



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