



Kilcreggan
Windmill Hill | Brenchley | Tonbridge | Kent | TN12 7NP





Step inside

Kilcreggan

Offering the very best of village living, this exceptional family home is tucked away just moments from Brenchley's charming High Street. Significantly extended and comprehensively renovated to an exacting standard, it now provides over 3,000 sq ft of beautifully appointed accommodation, combining luxury, space and contemporary family living in one of the area's most sought-after village settings.

Electronically operated gates open to a large driveway with parking and turning space and a detached double garage to the side of this handsome home. The property has been extensively upgraded to provide a highly efficient and comfortable living environment, including underfloor heating, an EV charging point and the innovative Fox solar system with battery storage. It also benefits from smart home technology including complete CCTV and motion sensor security all around the house and high-speed connectivity, perfectly suited to modern family life and hybrid working.

Entering a bright and spacious hall your eye is drawn through to the magnificent kitchen/breakfast room. The stunning Schüller kitchen forms the centrepiece of the home, expertly combining premium German craftsmanship with elegant contemporary styling. A striking statement island takes centre stage, creating the perfect space for cooking, entertaining and everyday family life. Graphite marble-effect handleless cabinetry is beautifully complemented by warm wood accents and work surfaces, delivering a sophisticated yet welcoming aesthetic. The kitchen is further enhanced by a range of top-of-the-line dark-finish Miele integrated appliances, seamlessly incorporated to maintain the sleek, streamlined design. Extensive storage solutions, luxurious finishes and impeccable attention to detail ensure this exceptional space is as practical as it is visually impressive. Natural light streams in through a bank of garden-facing windows, a glazed door to the same and a large skylight and glazed internal doors with matching overlights connect you seamlessly with a large dining room.

Flooded with natural light, the dining area is a beautifully designed space that effortlessly blends contemporary style with characterful detailing. A striking petrol blue wainscote feature wall provides a rich splash of colour and architectural interest, while a cleverly concealed trompe l'oeil door discreetly reveals access to the utility room. Light tiled flooring enhances the sense of space and reflects the abundant daylight that pours in through a large overhead skylight. Neutral walls and ceilings create a calm, sophisticated backdrop, allowing the design features to take centre stage. Dark aluminium bi-fold doors span the rear elevation, framing garden views and opening seamlessly onto the terrace, creating an exceptional indoor-outdoor entertaining space.

A study that makes an ideal fifth bedroom with the cloak/shower room adjoining, a generous family room with a pretty bay window, ideal as a games or media room, a stylish conservatory and a capacious 37 foot sitting area and drawing room with bi-fold doors onto the garden complete the extensive living space.

Upstairs the four further bedrooms are all good doubles with three luxury bath/shower rooms including a superb principal suite.

The house sits nicely within its plot, in an elevated position with a generous frontage that allows for a sweeping driveway, plenty of parking and the double garage. The landscaped rear garden centres on a broad entertainment terrace with outdoor bar and kitchen that runs the full breadth of the house and is accessed from the kitchen, dining room, living area and conservatory. Beyond, a professionally designed pitch-and-putt golf area complete with bunker provides a unique recreational feature rarely found in village homes. The gardens enjoy an excellent degree of privacy together with a pleasing open outlook, creating a tranquil setting for both family life and entertaining.



Seller Insight

“Location, privacy and comfort were the three watchwords in my search for the perfect home, and I was delighted to find the ideal location and then upgraded the house for maximum comfort, security, economic running and luxurious convenience.

I like living in Brenchley because it offers a wonderful balance between peaceful countryside living and convenient access to nearby towns and London. The village is surrounded by beautiful Kent countryside, with rolling fields, orchards and plentiful walking routes, making it an ideal place for anyone who enjoys spending time outdoors. When at home I can spend hours entertaining or relaxing in the garden and I can even sharpen up my golf game on the private professionally designed pitch-and-putt complete with bunker.

I also value the strong sense of community. Brenchley has a friendly and welcoming atmosphere, with local events, fairs and community activities throughout the year that bring residents together. It feels like a place where people know their neighbours and take pride in their village.

One of the things I have particularly enjoyed is the sense of privacy. The house and gardens feel wonderfully secluded and peaceful, yet the village amenities and community are only moments away.

Despite its rural setting, Brenchley is exceptionally well connected. Nearby stations at Paddock Wood and Tonbridge provide regular services to London, making commuting straightforward while still enjoying the peace and beauty of the Kent countryside.

The village also benefits from a range of local amenities, including a primary school, village shop, post office, pubs and sports facilities. I genuinely feel it offers the best of both worlds: a charming village community surrounded by beautiful countryside, with excellent connections and everyday conveniences close at hand.”*

* 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 Centre	0.2 miles
Matfield	1.5 miles
Paddock Wood	2.5 miles
Tunbridge Wells	7.5 miles
Tonbridge	8.0 miles
Maidstone	12.0 miles
Sevenoaks	16.0 miles
Channel Tunnel	55.0 miles
Gatwick Airport	31.0 miles
Central London	43.0 miles

By Train from Paddock Wood:	
London Bridge	42 mins
London Charing Cross	50 mins
London Cannon Street	51 mins

Leisure Clubs & Facilities

Weald of Kent Golf Club
Poult Wood Golf Centre
Tunbridge Wells Golf Club
Putlands Sports & Leisure Centre
Paddock Wood Community Centre
Brenchley Tennis Club
Brenchley Cricket Club

Healthcare

Mascalls Medical Centre, Paddock Wood
Woodlands Health Centre, Paddock Wood
Tunbridge Wells Hospital

Education

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

Secondary Schools:

Mascalls Academy
The Judd School
Tunbridge Wells Girls' Grammar School
Skinners' School

Independent Schools:

Bethany School, Goudhurst
Kent College, Pembury
The Schools at Somerhill, Tonbridge
Rose Hill School, Tunbridge Wells
Beechwood School, Tunbridge Wells
Marlborough House School, Hawkhurst
St Ronan's School, Hawkhurst

01892 835982
01892 833466
01892 823535

01892 722929
01892 724989
01892 833654

01892 835366
01732 770880
01892 520902
01892 520732

01580 211273
01892 820000
01732 352124
01892 525591
01892 529144
01580 754200
01580 752271

Entertainment

The Halfway House, Brenchley
The Bull at Brenchley
The Star Inn, Matfield
The Poet at Matfield
The Hop Farm
Assembly Hall Theatre
Odeon Cinema Tunbridge Wells

Local Attractions / Landmarks

Scotney Castle (National Trust)
Bowl Water
Bedgebury National Pinetum & Forest
Sissinghurst Castle Garden
Penshurst Place
Hop Farm Family Park
Brenchley Woodland & Countryside Walks
The Pantiles, Tunbridge Wells
National Trust Sprivers Garden

01892 722526
01892 722529
01892 722736
01892 722656
01622 872068
01892 530613
0333 014 4501



GROUND FLOOR

Entrance	
Study/Bedroom 5	12'10 x 11'1 (3.91m x 3.38m)
WC and Shower	
Sitting Room	37'1 x 15'9 maximum (11.31m x 4.80m)
Conservatory	14'6 x 8'1 (4.42m x 2.47m)
Kitchen/ Breakfast Room	17'0 x 16'8 (5.19m x 5.08m)
Dining Room	20'0 x 15'6 (6.10m x 4.73m)
Family Room	16'0 x 15'5 maximum (4.88m x 4.70m)

FIRST FLOOR

Landing	
Principle Bedroom	18'0 x 11'11 (5.49m x 3.63m)
En-suite Bathroom	
Bedroom 2	18'0 x 10'0 (5.49m x 3.05m)
En-suite Shower Room	
Bedroom 3	12'3 x 10'11 (3.74m x 3.33m)
Bedroom 4	10'5 x 9'5 (3.18m x 2.87m)
Family Bathroom	

OUTSIDE

Double Garage	23'0 x 20'0 (7.02m x 6.10m)
Driveway	
Gardens	

Council Tax Band: G
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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