



Ibbett Mosely

Gransden, 242b Tonbridge Road,
Waterringbury, Kent, ME18 5NY



A fabulous opportunity to be the next owner of this elegant historic home. A true Georgian original with large symmetrical rooms offering high ceilings and light through large sash windows.

Designed and built to impress its visitors in the 18th century this house continues its goal in modern family needs. Not only offering historic charm but functionality in its layout.

We strongly recommend that you should not miss the opportunity to take a look and consider this stunning house as your new home.

Guide Price £1,450,000

- Over 5,000 sq. ft. of Grand Georgian Elegance
- Former home of Rear Admiral Young & Designer Karen Millen
- Exquisite high ceilings & Georgian Proportions
- Light-filled Rooms with Large Windows
- Six Spacious Bedrooms including a Contained Apartment
- Principal Suite with Ensuite & Dressing Room
- Expansive Wine Cellar & Views from Roof Terrace
- Large Private Garden
- Close to popular schools & Mainline Station
- EPC rating E - Council Tax Band G

Overview

Set back from Tonbridge Road in the charming village of Watlingbury, is this splendid Georgian house that offers a unique blend of history and modern family living. Spanning an impressive 5,007 square feet, this attached residence boasts three reception rooms, six spacious bedrooms, and three well-appointed bathrooms, making it an ideal home for families of all sizes.

As you approach this magnificent property, the grandeur of its architecture is immediately apparent. The tall windows invite an abundance of natural light, illuminating the grand hallway that welcomes you upon entry. The staircase, a focal point of the home, evokes a sense of nostalgia, reminiscent of its former residents, including Rear Admiral Young and renowned fashion designer

Karen Millen who has left many design touches.

The sitting room is a delightful space, filled with light and an air of majesty that is both unexpected and enchanting. It is a perfect setting for entertaining guests, where laughter and the clinking of crystal glasses can fill the air. The home has been a lively hub for its current owners, who have enjoyed raising their family within its walls. Each bedroom is distinct, offering generous space and unique character, with the master suite featuring an en suite bathroom and a dressing room that is sure to impress.

This grand property is not just a house; it is a home filled with memories waiting to be made. The expansive cellar provides ample storage, while the garden invites outdoor gatherings and leisurely strolls through the surrounding





countryside. With Maidstone, Sevenoaks, Tonbridge, and Tunbridge Wells all within easy reach, and a well-respected primary school nearby, this location is both convenient and desirable.

The time has come for the current owners to pass on this cherished home, and now it is your opportunity to create your own special memories within its Georgian proportions. Come and experience the charm and elegance of this remarkable property, and let it inspire you to envision your future within its walls.

Wateringbury

Situated in a conservation area in the heart of Wateringbury village, it is ideally situated to enjoy all the benefits of the countryside, yet being conveniently located close to road and railway links.

Wateringbury is a small village with a lively community and benefits from a village hall, post office, convenience store, hairdressers, tea room/antiques store and pub/restaurant as well as a good primary school and railway station.



Wateringbury station (about 3/4 mile) serves Paddock Wood and Maidstone West. Paddock Wood has services to London Charing Cross in around 55 mins. Alternatively, West Malling station (4.7 miles) serves London Victoria/Charing Cross in about 55 mins (London Bridge in 44 mins).

The M20 (Jct 4) is 6.3 miles distant and



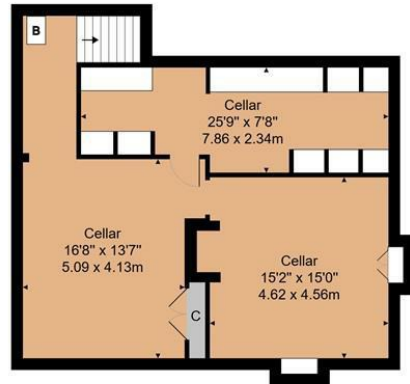
provides access to the M26/M25 motorways and thence the motorway network beyond, Gatwick, Heathrow and Stansted airports, Channel Tunnel terminus, Dover and Bluewater shopping centre.

In addition to Watlingbury primary school, there are other primary schools in Kingshill and Mereworth. Maidstone and Tonbridge both have well regarded grammar schools for boys and girls. Independent schools include Tonbridge School, Kings Rochester, Sevenoaks School, Sutton Valence School and numerous preparatory schools in the Tonbridge and Sevenoaks area.

Nearby, the market town of West Malling has a good selection of popular restaurants and cafes. Maidstone, Tonbridge and Tunbridge Wells have large shopping centres, restaurants, cafes, bars and leisure facilities. Manor Park and Teston Bridge country parks are both close by and offer wonderful walking opportunities.

The area is well served for sports enthusiasts with Wrotham Heath, West Malling and Kingshill golf clubs nearby. Kingshill has a David Lloyd Health Club as well as football, cricket and tennis clubs and rugby is played at Aylesford and Tonbridge.





Basement



Ground Floor



First Floor



Second Floor

Approx. Gross Internal Area (Incl. Cellar) 5007 sq. ft / 465.2 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

EPC Rating- E

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property over 3.0.

...a name you can trust
offices in Kent and London