



# Flightshott House

Marle Place Road, Brenchley, Tonbridge, TN12 7HS

**savills**

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**Guide Price £2,795,000**

A very impressive family house, outside the village and tucked away from neighbours, with approximately 15.71 acres of garden and grounds.

Originally built in the 1920s, Flightshott House has been extended and remodelled over time to create a substantial modern family home.

The property is well appointed inside and out, including a fine oak, turn staircase, along with oak flooring in all reception areas.

Lying about seven miles to the east of Tunbridge Wells, Brenchley is surrounded by beautiful countryside in the High Weald Area of Outstanding Natural Beauty. This picturesque village offers a post office, dentist, doctors' surgery and dispensary, along with a fine church, primary school, The Little Bull Café & Bar and Brenchley and Matfield Lawn Tennis Club.



# Accommodation

The house has three principal reception rooms, plus a study and conservatory on the ground floor. The drawing room is a particularly striking room with double doors leading in from the entrance hall. It is a spacious, triple aspect 'L' shaped room, featuring a large Minster style stone fireplace and French doors to the gardens to the south. The dining room also has a stone fireplace, while the study has fully fitted oak office furniture, including a desk, cupboards, filing and bookshelves.

On the ground floor, double doors lead from the sitting room through to the conservatory, which has floor to ceiling windows and doors, providing a panoramic view of the gardens and grounds to the side and rear of the property and beyond, including the beautiful lake.

Upstairs, there are five bedrooms - potentially seven, with three en-suites, two of which are very generous, with large bathrooms.



# Gardens and Land

The extensive gardens and grounds are a real feature, with paved terraces to the south and east of the house for outdoor seating and dining. The main formal gardens stretch out to the east and have a central fountain and well established pond as a feature, beyond which is the secluded heated swimming pool and a modern outbuilding, ideal for a pool house or a home office. At the far end of the garden is a large garden store.



## Orchard Fields

Beyond the gardens the remaining grounds consist of three fields. The first amounts to about 6 acres, with avenues of trees including Chestnut, Oak, Cherry and Silver Birch, and a well established and landscaped lake. The second field amounts to about 3 acres and stretches down to a triangle of ancient woodland at the bottom joined by an apple orchard of just under 5 acres, contracted to a farmer.





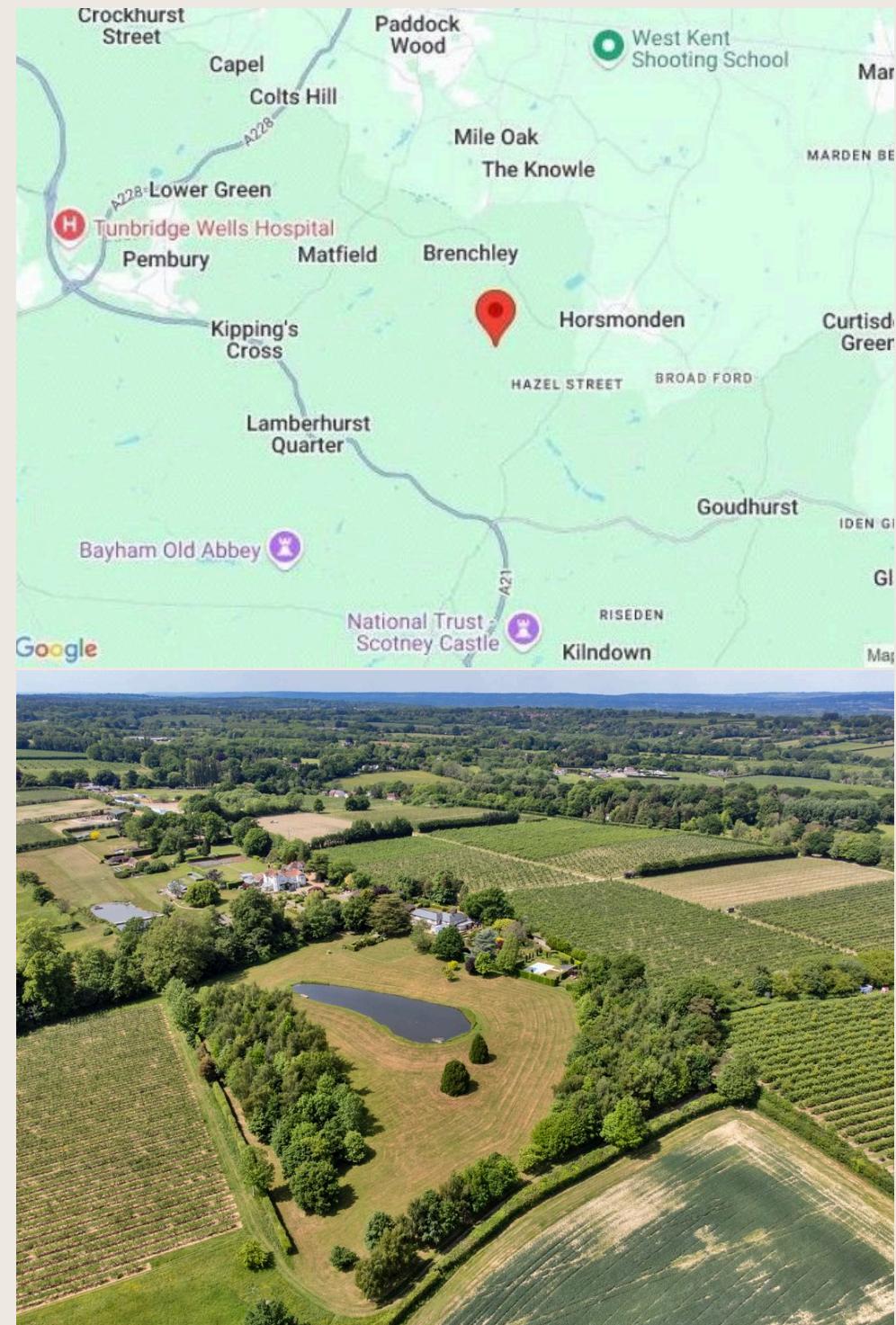
# Location

Flightshott House is approximately 1.9 miles away from the High Street in Brenchley and alternatively approximately 1.6 miles from Horsmonden's village green, where there are some further village amenities including an award-winning village shop (Heath Stores has historically been named 'Best Independent Food and Drink Retailer' by Kent Life), primary academy and kindergarten, sports field and tennis club.

For more comprehensive shopping, Paddock Wood (approximately 4.8 miles) offers a good range of shopping facilities including a Waitrose supermarket, doctors surgery, bank, Costa Coffee, butcher, Barsley's Department Store, Putlands Sports and Leisure Centre and primary school.

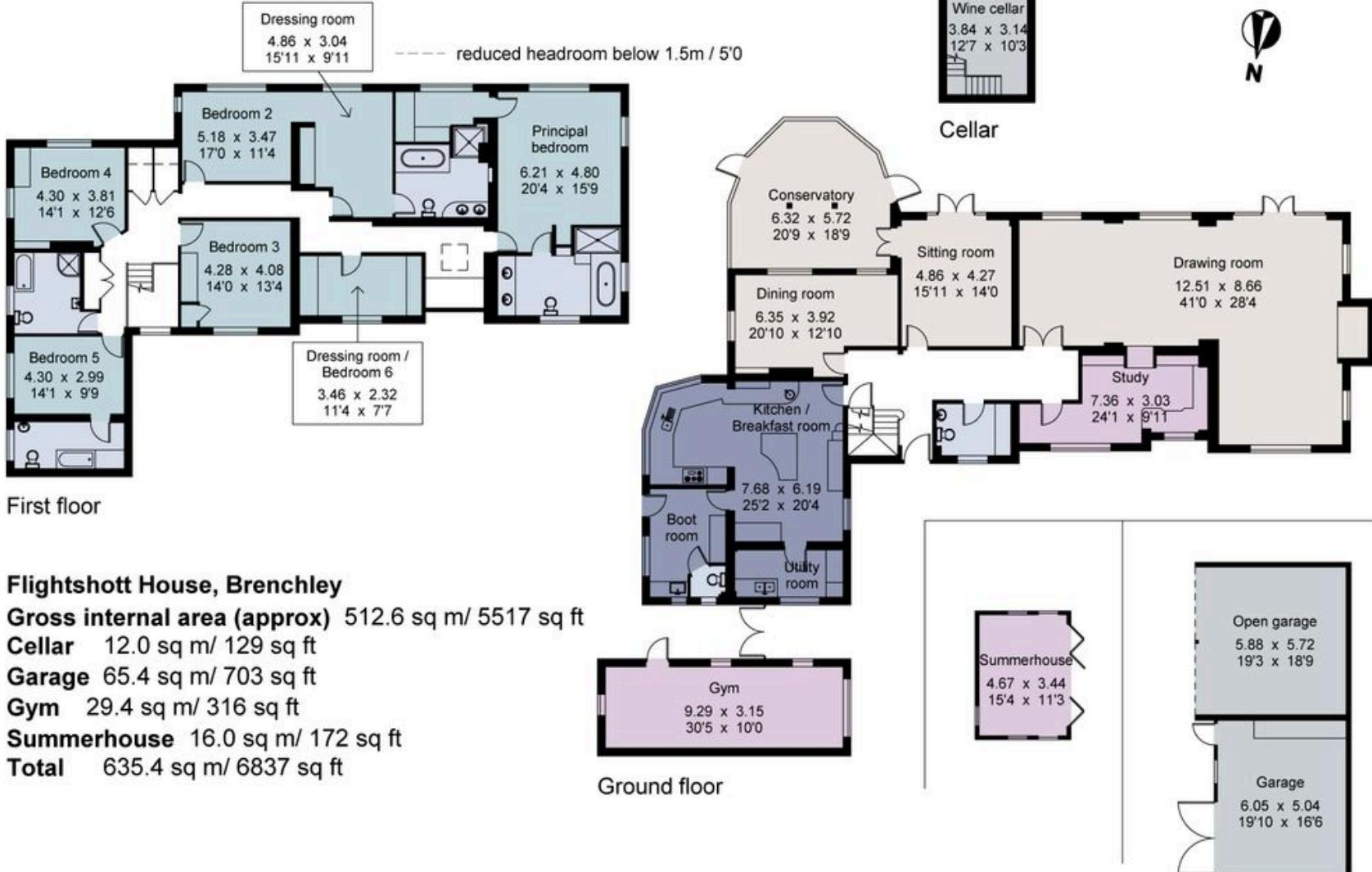
Tunbridge Wells is the major nearby south east town (approximately 7.3 miles) offering a very wider choice of facilities including two theatres, a multiplex cinema, health clubs, restaurants, cafés, bars and hotels, The Pantiles and High Street.

There are many highly regarded schools in the area, both state and private, including Brenchley and Horsmonden village primary schools, the Grammar Schools in Tunbridge Wells, Tonbridge and Maidstone, Bethany School in Goudhurst, St Ronan's and Marlborough House in Hawkhurst, the Schools at Somerhill, Holmewood House, Kent College for Girls, Tonbridge School for Boys, Mayfield School for Girls and co-education at Sevenoaks School.



# Floorplans

Approximate Gross Internal Floor Area 5517 sq ft



# Property Details

## Council Tax

Band = H

## Tenure

Freehold

## Services

Services: Mains water and electricity. Private drainage. Oil central heating.

Outgoings: Tunbridge Wells. Council Tax Band: H

Two Tesla Powerwall 3 batteries (capacity 13kwh x 2) are discretely installed to the exterior of the house to store lower priced electricity overnight.

Please note there is planning permission granted for Erection of personal solar PV array and associated change of use of land to residential amenity. Tunbridge Wells borough council planning reference number 22/02514/FULL.

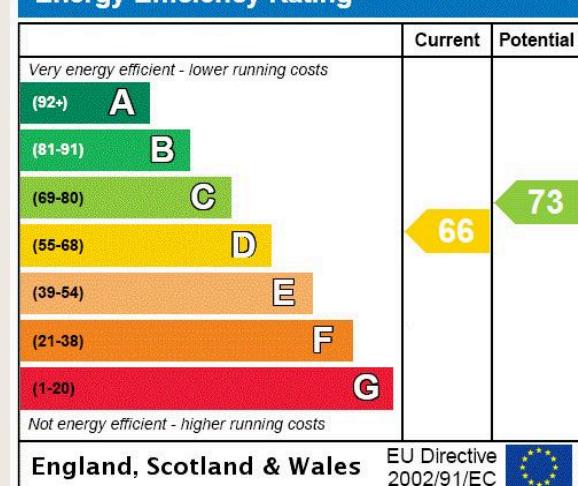
Please note, there is a tree preservation order on one tree present at the property.

## EPC

EPC Rating = D

PROPERTY

## Energy Efficiency Rating



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## Enquire



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## More Information



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