



Roughway

Tonbridge, Kent



A stunning Grade II listed country residence situated in a peaceful, sought-after location, offering both charm and privacy.



Summary of accommodation

Main House

Cellar | Boiler room

Ground Floor: Dining room | Sitting room | Garden room | Sun room | Kitchen/breakfast room | Utility | WC

First Floor: Six bedrooms, one with an en suite | Family Bathroom | WC | Shower room

Second Floor: Two further bedrooms

Gardens and Grounds

Garden store/workshop





Situation

(Distances and times are approximate)

Lower Roughway is located in a charming, peaceful rural hamlet, nestled close to the popular Plaxtol village, yet just 5 miles from Tonbridge with its mainline station. Plaxtol village, located 2 miles away, offers day to day amenities such as a village shop, public house, primary school, and general store/Post Office.



Hadlow, nearby, provides further convenience with a post office, greengrocer, bakery, pharmacy, primary school, doctor's surgery, dentist, and library. Other local villages West Malling and Borough Green also offer everyday amenities, with more extensive shopping options found in Tonbridge (5 miles), Sevenoaks (8.6 miles), Tunbridge Wells (12.2 miles), and Bluewater (22.3 miles).



The area offers a wide range of leisure facilities, including Knole Park and Wildernesse gold clubs in Sevenoaks and Nizels Golf and Fitness Centre in Hildenborough. Tonbridge has its own Leisure Centre with indoor and outdoor swimming pools, and nearby sporting clubs cater to rugby, football, swimming, and sailing enthusiasts.





The Property

The bright, well-proportioned accommodation is arranged over three floors with wonderful features including magnificent fireplaces, exposed ceiling timbers and multi-pane sash windows. The south west facing gardens have far reaching views and include glorious walled gardens, in all about 1.1 acres. The ground floor features a trio of principal reception rooms. The dining hall is distinguished by a striking inglenook fireplace and exposed ceiling timbers, while the bright, double-aspect drawing room boasts an attractive fireplace and wood-burning stove, with access to the terrace. Additionally, there is the dual aspect family room with its own fireplace.

The charming kitchen/breakfast room offers lovely views over the garden and is well-appointed with Shaker-style cupboards, an Aga, and integrated appliances. An adjoining utility/boot room provides extra storage, space for laundry appliances, and a cloakroom. From the entrance hall, a staircase descends to the cellar, comprising a wine cellar and boiler room.

The first floor comprises six bedrooms, five with fitted wardrobes, and one with access to the attic, along with two well-appointed shower rooms and a family bathroom.

A further staircase leads to the second floor with two additional bedrooms, each offering access to attic rooms that provide excellent storage space.





Gardens and Grounds

Lower Roughway is approached via a private shared drive that leads to a parking area with space for multiple vehicles. The property is surrounded by lawns and mature evergreen hedging, ensuring privacy, and the gardens of approximately 1.1 acres are beautifully landscaped. The southwest-facing rear features manicured lawns, fruit trees, and a variety of deciduous, specimen, and evergreen trees along the boundaries. The wisteria-clad rear elevation and terrace offer spectacular views of the surrounding countryside and a great entertaining space.

Property Information

Local Authority: Tonbridge & Malling District Council

Council Tax: Band G

EPC: E

Postcode: TN11 9SN

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

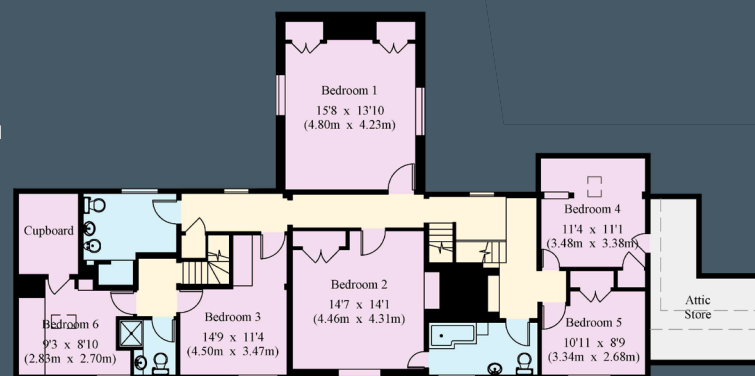


Approximate Gross Internal Floor Area

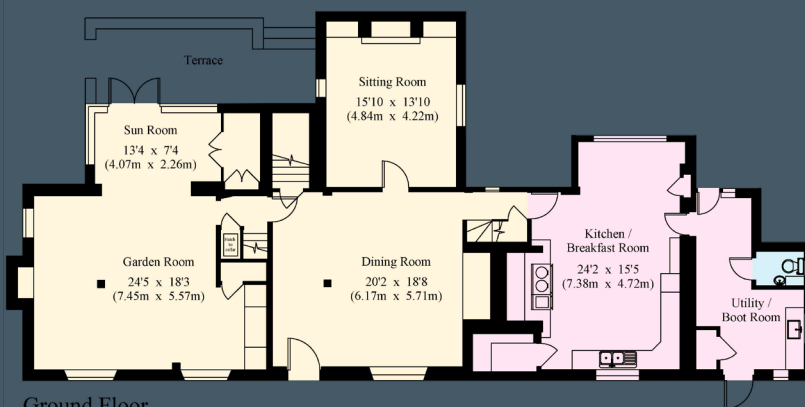
House: 424.7 sq.m / 4,571 sq.ft

Outbuilding: 34.5 sq.m / 371 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor

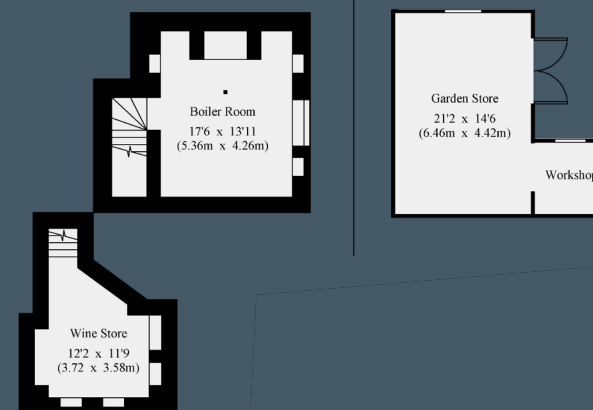


Ground Floor



Second Floor

----- Restricted Height



Cellar

Knight Frank
113-117 High Street
Sevenoaks
TN13 1UP
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated Summer 2024.

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