



3 Horns Lodge Farm
Horns Lodge | Shipbourne Road | Tonbridge | Kent | TN11 9NE

FINE & COUNTRY





Step inside

3 Horns Lodge Farm

This delightful barn conversion is part of an enclave of 12 converted farm buildings in an Area of Outstanding Natural Beauty. It is located along a private road and has all the advantages of rural living with delightful views over the Kent countryside and the superb 1000 acre Fairlawn Estate.

At the same time it is not isolated, being only a short distance from a range of local amenities, thereby offering the best of both worlds.

Externally the barn oozes period character with its wisteria covered frontage but once you walk through the glass entrance doors into the spacious reception hall you can enjoy the stunning light and bright contemporary design that flows throughout the property. This is beautifully illustrated in the well-proportioned nearly 30ft triple aspect sitting room with bespoke shelving and cupboards, French doors to the terrace and an LPG fired stove as a delightful focal point. There are French doors to the sitting room and the dining room from the hall and, when these are open, it provides a great overall entertainment space for a party while at least a dozen dinner guests can enjoy sitting down to a meal in the charming dining room.

The inner hall provides access to a cloakroom, a fitted utility room with space for laundry facilities and an external door, stairs to the first floor and the superb contemporary kitchen/breakfast room. This light room includes a plethora of fitted units housing an induction hob, two built in ovens and a microwave as well as an integrated larder fridge, freezer, dishwasher and wine cooler. There is also a concealed pantry and plenty of space for a table and chairs.

Upstairs you are reminded of the historical character of the building as the bedrooms have high vaulted ceilings and original beams. The landing has an airing cupboard, access to a family bathroom and four bedrooms including a guest double with an ensuite shower, another with fitted cupboards, a third with access to the superb roof terrace and the delightful principal suite. This includes a walk-in wardrobe/dressing room and an ensuite shower room with twin vanity basins and French doors to the wonderful roof terrace where you can sit and enjoy your morning coffee revelling in the surrounding countryside views including the wonderful Fairlawn Estate.





Seller Insight

“ We moved here some seven years ago as the excellent and secluded location was ideal for our needs. However we feel it is now time for us to downsize. We love being in the country and the property being on a private road that only leads to the farm, means it is very safe for children and pets. At the same time we have access to good schools, regular trains to London and even a parade of shops only a mile away.

We can walk to the village of Shipbourne which is reputed to be one of the most sought after villages in Kent. There is a large village green looked after by Fairlawn Estates, an historic church and a charming village hall at the end of a Kentish Hall House as well as tennis courts, a good primary school, an excellent weekly farmer's market and the well-known Chaser Inn and restaurant, while buses will take you to the surrounding towns and villages.

There are excellent local educational facilities with a number of primary schools including Slade Primary rated Outstanding by Ofsted, several Outstanding grammar schools including the high achieving The Judd for boys and Tonbridge Grammar School for girls with specialist status including performing arts, maths and ICT, music and sports. There is also Somerhill prep and Hilden Grange Preparatory schools, the independent Kent College, the West Kent College of further education and a small University of Kent campus as well as the famous independent Tonbridge School founded in 1553. This provides the thriving EM Forster theatre and leisure club with extremely good facilities available to external club members including a swimming pool, gymnasium, athletics track and tennis courts while the town itself includes golf, football, rugby, tennis and cricket clubs.*

* These comments 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









Step outside

3 Horns Lodge Farm

The very useful separate building features an office and studio and is ideal for anyone working from home who has regular business visitors or who doesn't want to be disturbed by activities in the home. It could also probably be adapted as a separate annex for family members, subject to the necessary planning permissions.

The gardens are a charming feature of this property with attractive wooden pedestrian gates that open onto a secluded courtyard style terrace ideal for barbecues and outdoor entertaining. While a further courtyard area includes a relaxing seating area and a sunken hot tub. There is also a large lawn interspersed with specimen trees and shrub beds surrounded by hedging providing privacy and security.

It is only a short distance to Tonbridge where you will find a variety of independent shops, hair and beauty salons, bars and restaurants with additional retail outlets on the outskirts of the town. Trains from Tonbridge station can whisk you to London in just over half an hour. We are also not far from Tunbridge Wells and Sevenoaks for further retail therapy and a wide variety of restaurants





Travel information

By Road:	
Tonbridge	2.7 miles
Tunbridge Wells	9.3 miles
Sevenoaks	7.7 miles
Dover Docks	58.8 miles
Channel Tunnel	48.3 miles
Gatwick Airport	31.9 miles
Charing Cross	40.8miles

By Train from Tonbridge	
London Bridge	35 mins
Charing Cross	40 mins
Victoria	1hr 05 mins
Ashford International	37 mins

Leisure Clubs & Facilities

Tonbridge School Sports Centre	01732 304111
Plaxtol and Shipbourne Tennis Club	01732 810338
Plaxtol Cricket Club	
Poult Wood Golf Club	01732 364039
Tonbridge Golf Centre	01732 353281
Tonbridge Cricket club	01732 843160
Tonbridge Juddians Rugby Club	01732 358548
Tonbridge Town Sailing Club	07813 259167

Healthcare

Hildenborough Medical Centre
Borough Green Medical Centre
Warders Medical Centre
Trenchwood Medical Centre
Tonbridge Medical Group

Education

Primary Schools
Shipbourne Primary School
Plaxtol Primary School
St Margaret Clitherow Catholic Primary
Somerhill (independent)
Hilden Grange Preparatory
Hilden Oaks Prep & Nursery

Secondary Schools

Tonbridge Grammar School
Weald of Kent Grammar School
Hill View School for Girls
Kent College
The Judd School (Grammar)
Tonbridge School (Independent)

01732 838777
01732 883161
01732 770088
01732 352784
01732 352907

01732 813344
01732 810200
01732 358000
01732 352124
01732 351169
01732353941

01732 365125
01732 373500
01732 352793
01892 822006
01732 770880
01732 365555

Entertainment

EM Forster Theatre (Tonbridge School)
The Chaser Inn
The Rifleman
The Greyhound
Angel Centre sports complex and cinema

Local Attractions / Landmarks

Tonbridge Castle
Ightham Mote
Haysden Country Park
Tonbridge River Trips
Knole House and Park
Penhurst Place
Hever Castle
The Himalayan Gardens

Ground Floor
Approx. 154.9 sq. metres (1667.7 sq. feet)



GROUND FLOOR

Hall	
Living Room	29'7 x 27'2 (9.02m x 8.29m)
Kitchen	14'9 x 14'1 (4.50m x 4.30m)
Dining Room	18'10 x 14'4 (5.74m x 4.37m)
Utility Room	
Downstairs cloak room	

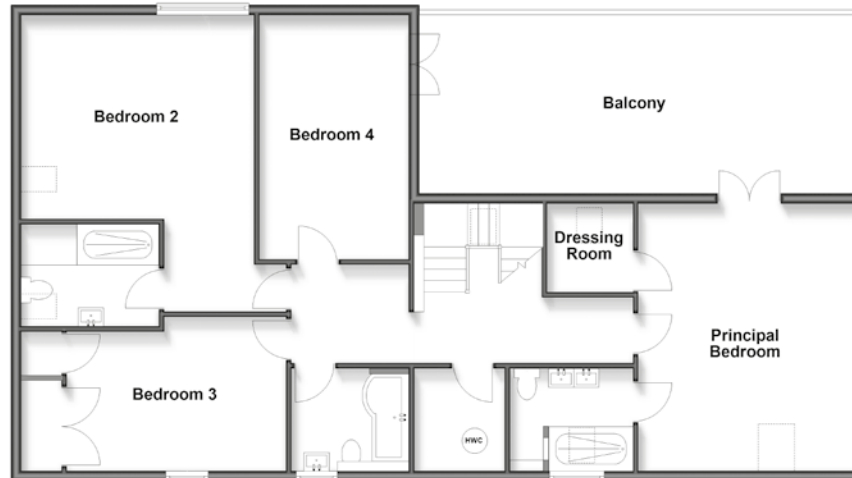
FIRST FLOOR

First Floor Landing	
Principle Bedroom	17'8 x 14'3 (5.39m x 4.35m)
Dressing Room	
En-suite	8'0 x 6'7 (2.44m x 2.01m)
Balcony	
Bedroom 2	19'1 (5.82m) narrowing to 13'2
(4.02m) x	15'0 (4.58m)
En-suite Shower room	8'10 x 6'4 (2.69m x 1.93m)
Bedroom 3	14'2 (4.32m) x 10'0 (3.05m) narrow-
	ing to 9'0 (2.75m)
Bedroom 4	15'9 x 9'8 (4.80m x 2.95m)
Bathroom	7'7 x 6'6 (2.31m x 1.98m)

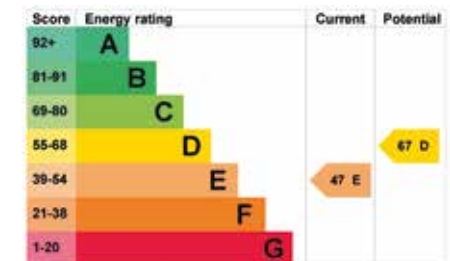
OUTSIDE

Garden	
Gated Parking	
Garage	16'10 (5.13m) narrowing to 14'0
	(4.27m) x 12'0 (3.66m)
Studio / Office	16'8 (5.08m) narrowing to 13'10
	(4.22m) x 14'0 (4.27m)

First Floor
Approx. 116.2 sq. metres (1250.9 sq. feet)



Council Tax Band: G
Tenure: Freehold



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