

Mountfield

TONBRIDGE



*An impressive Victorian house dating from 1876,
with exceptional detached pavilion, private
south-facing gardens and a discreet position on
one of Tonbridge's most highly regarded roads.*



- Victorian house dating from 1876
- Five bedrooms and three reception rooms
- Approximately 4,425 sq ft of main house accommodation
- Detached two-storey pavilion of approximately 1,371 sq ft
- Exceptional period detail and architectural features
- Private south-facing gardens
- Solar panels with battery storage
- Approximately 0.6 miles from Tonbridge station

THE HOUSE

Mountfield is a substantial Victorian house dating from 1876, privately positioned off The Drive and set within around half an acre.

The house has been extensively renovated by the current owners, while retaining much of the detail that gives it its character. Victorian tiled floors, parquet flooring, stained and leaded glass, ornate fireplaces and generous ceiling heights feature throughout.

The accommodation extends to approximately 4,425 sq ft and begins with an impressive entrance hall, where a striking Victorian tiled floor, intricate staircase and extensive timber detailing immediately give a sense of the character found throughout the house. The staircase rises through the centre of the house to a galleried first-floor landing, beneath a vaulted timber ceiling and an impressive stained and leaded-glass window.

To one side is the drawing room, a particularly generous dual-aspect room with parquet flooring, intricate cornicing and an ornate fireplace with open fire. Tall windows and glazed doors provide views over and direct access to the gardens. Beyond is the family room, again overlooking the garden, with a wood-burning stove and further period detailing.

The kitchen/breakfast room has bespoke cabinetry arranged around a central island, with a range cooker and integrated appliances. It connects directly with the dining room at the rear of the house, where a glazed lantern and two sets of bi-folding doors bring in plenty of natural light and open onto the terrace and garden. A utility room and cloakroom complete



Upstairs, the first-floor landing is a feature in its own right, with its vaulted ceiling, exposed timberwork and striking stained and leaded-glass window creating an impressive central space. The principal bedroom has a separate dressing room and en suite bathroom, with a freestanding bath and separate shower. Two further bedrooms and a family bathroom occupy this floor.

Two additional bedrooms and a further family bathroom occupy the second floor.

OUTSIDE

The house and pavilion stand within approximately half an acre, with the principal gardens lying to the south of the house and providing a private setting for both buildings.

A broad paved terrace runs along the rear, creating a generous space for outdoor dining and entertaining, together with an outdoor kitchen and pizza oven. Steps rise through planted borders to the main lawn, which is framed by mature trees and established planting.

Towards the rear of the garden is a wood-burning sauna, positioned amongst the trees with a glazed window looking back towards the house.

To the front is a substantial block-paved area providing plenty of parking and access to the house, pavilion and gardens.





THE PAVILION

What really sets Mountfield apart is the detached two-storey pavilion within the garden. Designed to complement the architecture of the main house, it extends to approximately 1,371 sq ft and provides an exceptional amount of additional space.

The ground floor is currently arranged as a gym, with a separate storage room and shower room with steam shower. Upstairs is an impressive studio extending to over 30 feet in length, with a dramatic vaulted roof and exposed timber structure, six rooflights and bi-folding doors opening onto a large covered balcony overlooking the garden. A fitted kitchen provides further flexibility and adds to the versatility of the space.

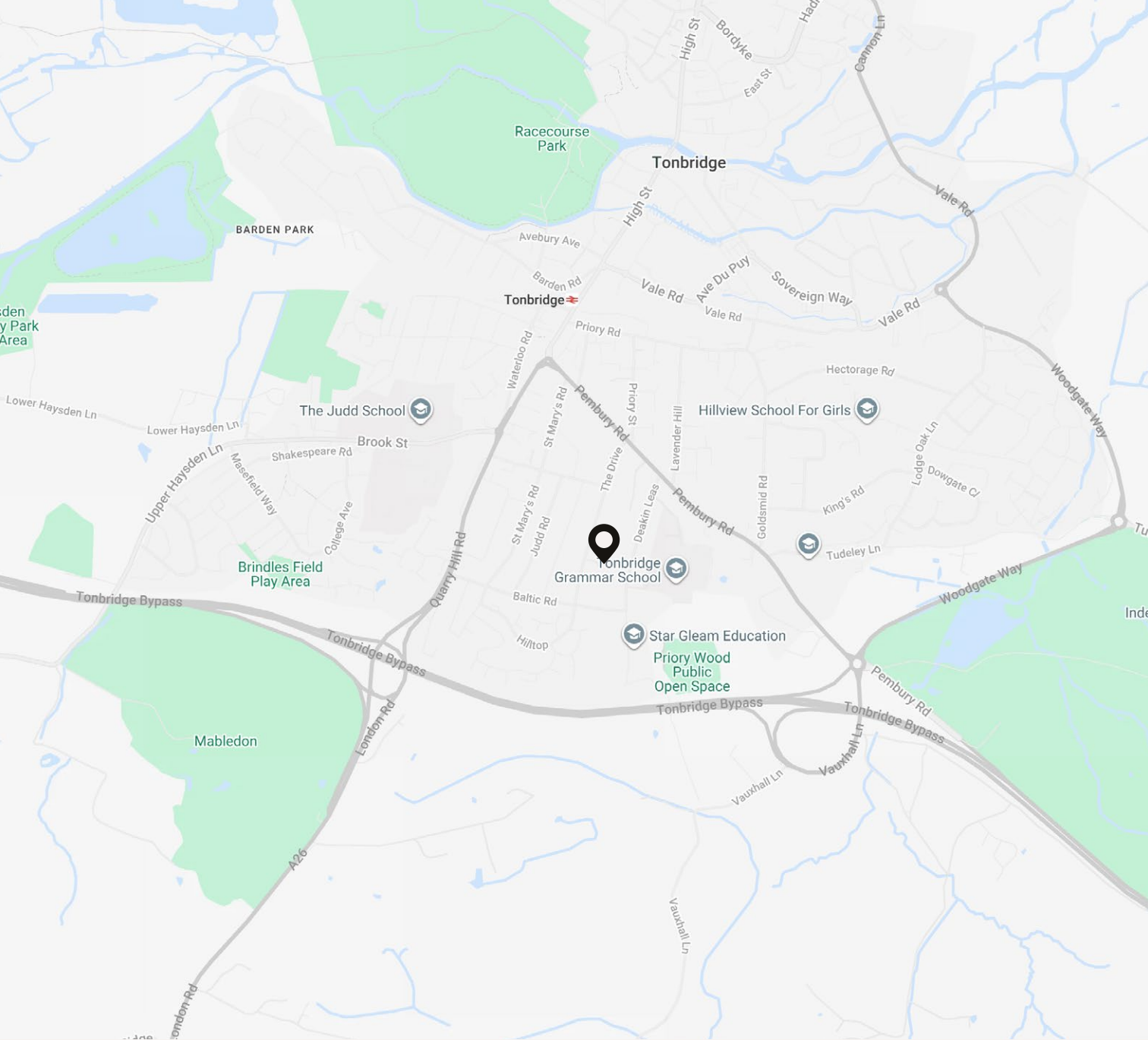
Originally created as a yoga studio, the pavilion lends itself to a wide variety of uses. For working from home, exercise, hobbies, entertaining or simply additional space away from the main house, the possibilities are considerable.

SITUATION

Mountfield occupies a discreet and private position off The Drive, one of Tonbridge's most established residential roads, on the southern side of the town.

The town is particularly well known for its choice of schools, with a number of highly regarded state, grammar and independent schools in Tonbridge and the surrounding area.





Tonbridge High Street is approximately 0.7 miles away, with its range of shops, cafés, restaurants and everyday amenities, together with the historic castle, River Medway and surrounding parkland. Tonbridge station is approximately 0.6 miles from the house.

For commuters, Tonbridge station provides direct mainline services into central London, while the A21 and M25 provide good road connections towards Sevenoaks, Tunbridge Wells, London and the wider motorway network.

Floor Plan

Approximate Gross Internal Area: 4,425 sq ft / 411.11 sq m

Pavilion: 1,371 sq ft / 127.35 sq m

Outbuilding: 191 sq ft / 17.77 sq m

Total: 5,987 sq ft / 556.23 sq m



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