



# DODHURST FARMHOUSE

Tunbridge Wells, Kent



## A DELIGHTFUL DETACHED FARMHOUSE

Situated in a unique semi-rural position, extensively updated by the current owners, with a detached studio, outbuildings and superb grounds of just over an acre.



Local Authority: Tunbridge Wells Borough Council

Council Tax Band: G

Tenure: Freehold

Services: Mains water and electricity. Oil-fired heating. Private drainage. EV charging.

Agent's Note: Access to the property is a track owned by Mouseden Farm. £50 per month for maintenance of track and occasional contribution to upkeep of High Woods Lane.

Postcode: TN3 9AB [what3words.com/mini.likely.heat](https://www.what3words.com/mini.likely.heat)



## SITUATION

The property is located in a stunning rural position, yet only two miles from the sought-after town of Tunbridge Wells which provides a wide range of amenities, including boutiques and cafes on the historic Pantiles and old High Street.

The mainline station offers services to London Bridge from 42 minutes with the A21 just 3 miles away, connecting with the M25 London orbital.

The area is renowned for an excellent choice of schools including Rose Hill, The Mead and Holmewood House preparatory schools. Grammar schools include Skinners (boys), Tunbridge Wells Girls' Grammar School and Tunbridge Wells Grammar School for Boys. (All times and distances are approximate)







## DODHURST FARMHOUSE

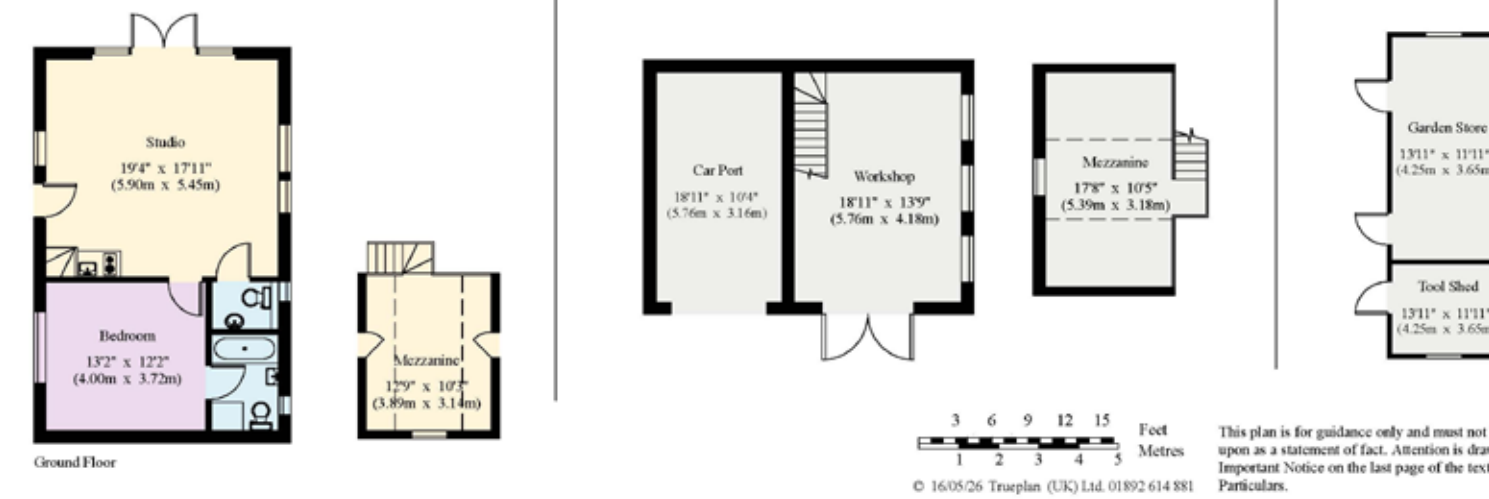
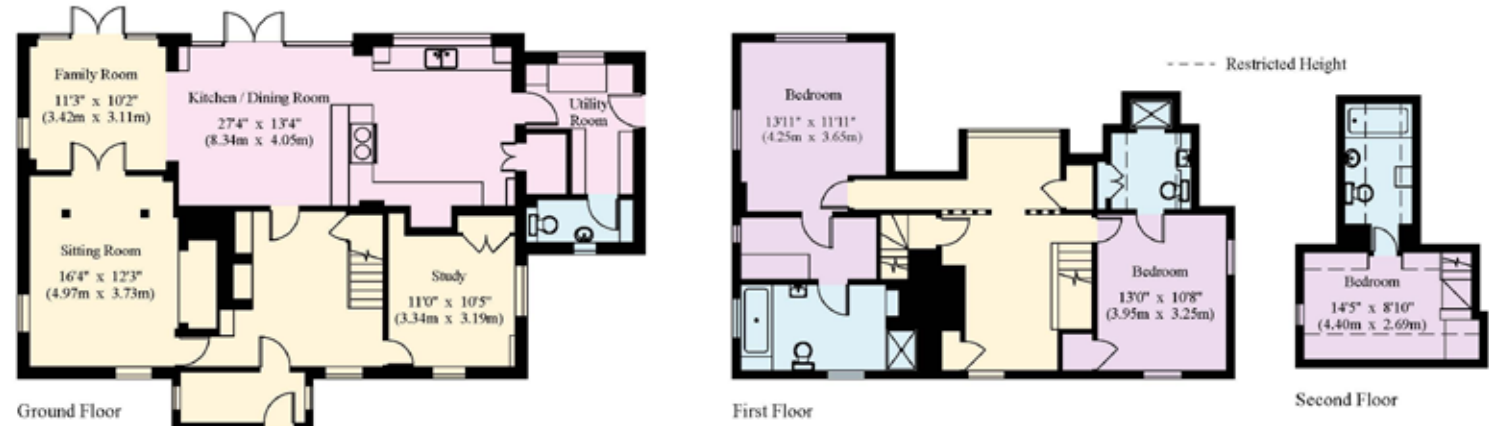
The property offers a wealth of period charm throughout including exposed beams and charming fireplaces. There are three generous reception rooms on the ground floor, currently configured as a study, sitting room and family room. The kitchen/dining room is truly impressive with a wonderful outlook over the garden and direct access out to the terrace. The kitchen itself comprises a range of stylish shaker units with stunning work surfaces, a separate larder and plenty of room for appliances. A separate utility room leads though to a downstairs cloakroom.

The principal suite is situated on the first floor with lovely views over the garden. There are two further en suite bedrooms across the first and second floors.

Extending to approximately 1.046 acres, the gardens are truly superb, with steps leading down from an attractive terrace to an expanse of lawn and established planting. The grounds continue with a garden store, vegetable patch and beautifully maintained meadow. A detached, two storey studio offers versatile ancillary space with a further outbuilding comprising of a car-port and workshop. The house is approached along a track (see Agent's Note) leading to two private driveways.



House - Gross Internal Area : 209.4 sq.m (2253 sq.ft.)  
 Studio - Gross Internal Area : 66.2 sq.m (712 sq.ft.)  
 Outbuildings - Gross Internal Area : 82.3 sq.m (885 sq.ft.)



Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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