



Tanglewood, Hatmill Lane, Brenchley, Tonbridge, Kent

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Tanglewood

Hatmill Lane

Brenchley

Tonbridge

Kent TN12 7AE

A stunning contemporary country house, with light filled, spacious and adaptable accommodation together with beautiful gardens and grounds of about 2.25 acres including a swimming pool and tennis court.

Paddock Wood mainline station 3 miles, services to London 45 mins, Tunbridge Wells 4 miles, Tonbridge 6 miles

Reception hall | Sitting room | Living area
Family room | Study | Kitchen/dining room
Principal bedroom with en suite | Second suite with 3 further bedrooms | Family bathroom
Open living area | Lower ground floor - Guest bedroom | Games room | Home cinema
Shower room | Sauna | Plant room | Stor
Double garage | Swimming pool | Tennis court
Garden store | About 2.25 acres | EPC rating C

The property

Tanglewood is situated in a delightful country lane on the edge of the popular village of Brenchley.

Built in 2009 by Baufritz who specialise in innovative, eco and energy efficient homes. Living space of 5632 sq. ft./523 sq. m. set over three floors including extensive open plan kitchen/dining/living area with double height glazing. Leisure facilities – sauna, games room, home cinema room, outdoor swimming pool and tennis court. Tanglewood also has the benefit of modern technology and sustainable energy including photo voltaic panels, biomass boiler, underfloor heating, triple glazed windows, CAT wiring, inbuilt speakers in most

rooms, automated external blinds on south elevation, centralised vacuum system.

The light filled spacious accommodation, of over 5000 sq. ft. is arranged over lower ground, ground and first floors. The highly adaptable layout lends itself perfectly to modern family living and entertaining.

On the ground floor there is a wide hall connecting all the principal rooms and leading to a central core living space with a fireplace and double height void amplifying the spacious nature of this home. The adjacent kitchen/breakfast room has a large work surface with cupboards below, a central island provides further worktop space and a breakfast bar which houses the hob. Other appliances include an oven, dishwasher and fridge/freezer. Doors lead on to the terrace pool, gardens and tennis court.

Other reception rooms include a study, a family room and sitting room. There is a separate spacious utility room.

On the lower ground floor which provides guest accommodation/bedroom a shower room and sauna. There is a central games room, separate cinema as well as store and plant rooms.

On the first floor the galleried landing gives access to the bedrooms. The principal bedroom has great views and a balcony. The en suite bathroom has a double aspect and a wardrobe dressing area.

There is a further bedroom with a dressing area and shower room as well as three other bedrooms and a family bathroom.





Location

Within an AONB, Tanglewood sits in a quiet country lane yet is very accessible to the village, road and rail communications as well as the larger center of Tunbridge Wells.

Brenchley and the neighbouring village of Matfield combine to offer a good range of local amenities including pubs, a village shop, butchers, tennis club and doctors surgery. The larger center of Tunbridge Wells is about 4 miles away and offers a wide range of shopping and recreational facilities.

The mainline railway station has regular services to the capital in about 45 minutes.

A wide choice of excellent schools including Brenchley and Matfield Primary School in the village. Preparatory schools include Dulwich Prep (Cranbrook), Kent College (Pembury), Holmewood House and Rose Hill (Tunbridge Wells), Schools at Somerhill (Tonbridge) and

Marlborough House and St Ronan's(Hawkhurst). Grammar schools in Tonbridge, Tunbridge Wells, Maidstone and Cranbrook. Public schools include Sevenoaks, Tonbridge and Kent College (Pembury).

Leisure activities including riding and walking, the surrounding countryside, golf at a number of courses in the vicinity. Sailing at Bewl water and on the Kent/Sussex Coast.

Outside

Approached by double gates there is a generous parking and turning area and a detached garage and store.

The gardens wrap around the house and complement it. The gardens and grounds are protected by mature hedging and fencing. Magnificent oak trees are dotted around the gardens and add to the special nature of this setting.

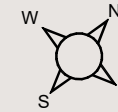








Main House internal area 5,632 sq ft (523 sq m)
 Garage internal area 506 sq ft (47 sq m)
 Total internal area 6,138 sq ft (570 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Adjacent to the house is a terrace and an all weather tennis court and heated swimming pool. The remainder of the gardens are laid to lawn and there are mature shrubs.

In all about 2.25 acres.

Directions

From the A21 turn into Cryals Road. Continue along this lane eventually bearing left into Tibbs Court Lane. Continue along this lane turning right into Hatmill Lane. Tanglewood is the first house on the left.

General

Local Authority: Tunbridge Wells Borough Council

Services: Heating by eco woodchip boiler. Private drainage, compliant with current regulations. Mains electricity and water.

Council Tax: Band H

Tenure: Freehold

Guide Price: £3,500,000

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com
 struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London



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