



Tudeley Brook Farm, Whetsted Road, Five Oak Green,
Tonbridge, Kent

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Tudeley Brook Farm Whetsted Road Five Oak Green Tonbridge TN12 6QD

A delightful unlisted period farmhouse with attractive accommodation, a games lodge and stables, residing in 5 acres

Paddock Wood 2 miles, Paddock Wood station 2.5 miles (47 mins to London Bridge), Tonbridge 4.2 miles, Tonbridge station 4.6 miles (32 mins to London Bridge), M25 (Jct 5) 14.2 miles

Entrance hall | Drawing room | Dining room
Study | Family room | Kitchen | Walk in pantry
Utility room | Principal bedroom suite with dressing room | 3 Further double bedrooms with 2 en suites | Games lodge | Double garage
Office | Gym | Rumpus room | 3 Stables | About 5 acres | EPC rating D

The property

This magnificent farmhouse, with several outbuildings and extensive grounds, including a stables complex, is set in a fine location surrounded by Kent countryside, and within easy reach of the popular commuter towns of Tonbridge and Tunbridge Wells.

The main house boasts four bedrooms and almost 3,000 square feet of attractive accommodation, with period features throughout.

To the ground floor, there is a 23ft drawing room, with a woodburning stove and French doors opening onto the south-facing gardens. Exposed brickwork and timber beams overhead help to create a thoroughly pleasant, welcoming environment both in the drawing room, and throughout the ground floor. There is also a formal dining room, and a family room, a light

and airy space, providing a relaxing setting to enjoy family time, with full-height windows and French doors.

The kitchen is well equipped, with a range cooker and built-in ovens, while featuring a highly attractive vaulted ceiling, with exposed timbers, supporting beams and walk in pantry.

There are four generous bedrooms, including the principal suite, which is located on the second floor and features a dressing room and en suite bathroom. A further two of the bedrooms are en suite, while there is also a family bathroom.

The property also benefits from a stunning games lodge, a substantial outbuilding with a games area, home cinema system and sitting area, a stylish open-plan kitchen and fully functioning bar. The lodge also includes a bedroom and shower room. Additionally there is a separate office and gym building.

Location

Five Oak Green has a local shop, a village pub and a primary school, while Paddock Wood has several day to day amenities and a mainline station offering good services to London.

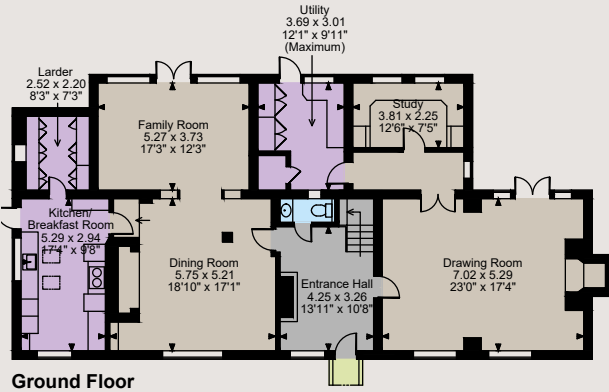
Nearby, Tonbridge has a bustling High Street with a good selection of shops, including a Waitrose, plus several excellent independent cafes and restaurants. The town also has good leisure facilities, with a swimming pool and leisure centre, and a number of golf courses, including Poult Wood.

The surrounding countryside offers walking, cycling and riding in a beautiful setting, along with plenty of pleasant country pubs to discover. The popular towns of Tunbridge Wells and Sevenoaks, both within easy reach, provide further shopping and leisure options. The area is well connected by road, with the M25 within easy reach, via the A21.

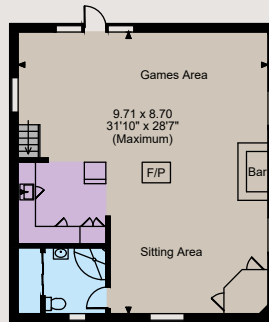




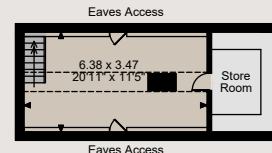
Tudeley Brook Farm, Whetsted Road, Five Oak Green
 Main House internal area 2,913 sq ft (271 sq m)
 Garage internal area 1,371 sq ft (127 sq m)
 Games Lodge internal area 1,056 sq ft (98 sq m)
 Stables internal area 546 sq ft (51 sq m)
 Total internal area 5,886 sq ft (547 sq m)
 Quoted Area Excludes 'External Bin Store'



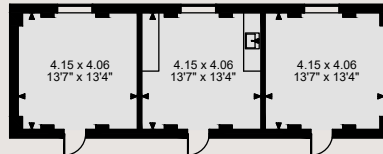
Ground Floor



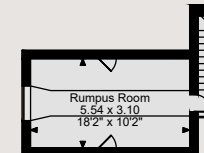
Games Lodge Ground Floor



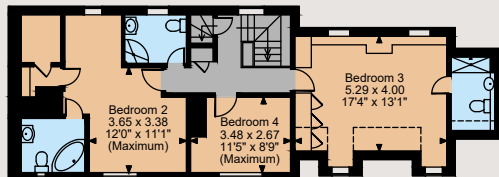
Games Lodge First Floor



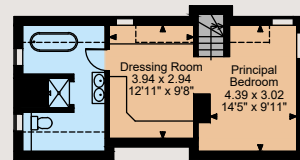
Stables



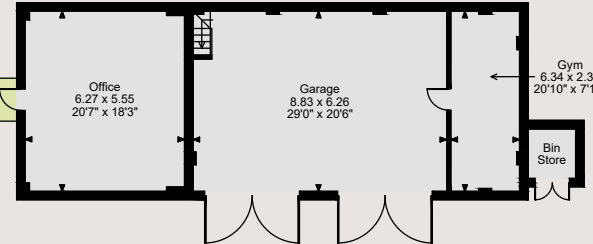
Garage First Floor



First Floor



Second Floor

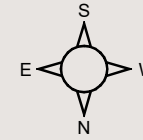


Garage Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Outside

To the front of the property there is a gravel driveway, which provides plenty of parking space, and access to the large garage. The property features charming south-facing gardens to the rear, with various areas of paved terracing, and rolling lawns, dotted with mature trees and bordered by shrubs and flowerbeds. Additionally there is a stables complex with a large paddock beyond the rear gardens, providing the perfect space for grazing and exercising horses.

Directions

From Junction 4 of the M20 head south on the A228, then follow the signs of Tunbridge Wells and proceeding along Seven Mile Lane. Continuing on the A228 proceed past The Hop Farm on your right hand side. Go straight over at the roundabout and proceed for about half a mile, where Tudeley Brook Farm will be found on the left hand side.

General

Local Authority: Tunbridge Wells
Services: All mains
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,750,000

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