



Curtis Stables Tong Road, Brenchley, Tonbridge, TN12 7HT

Guide Price £750,000 - £800,000

Jack Charles
Estate Agents

Sales & Lettings

Curtis Stables
Tong Road,
Brenchley,
Tonbridge,
TN12 7HT

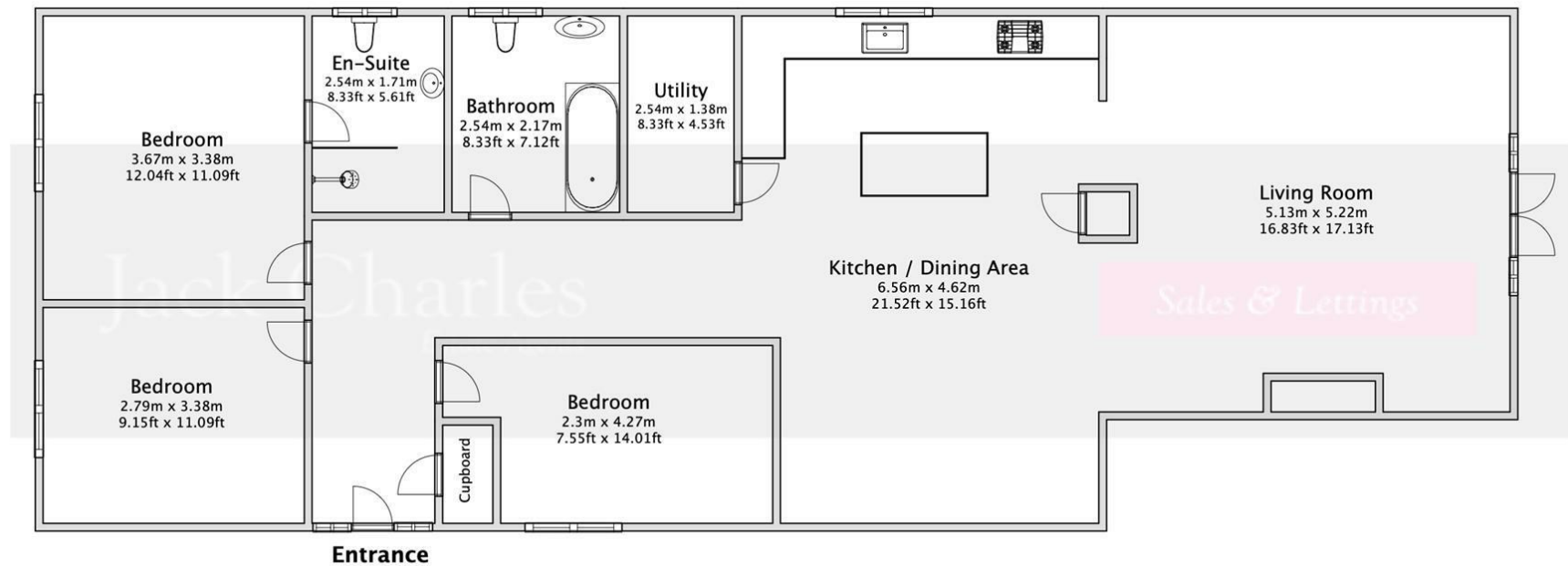
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- 3 spacious bedrooms
- 2 modern bathrooms
- Stunning open-plan kitchen / dining room
- Beautiful garden with pond
- Former detached stables
- Built in 2021
- Superb semi-rural location
- Outskirts of Brenchley Village
- Driveway and ample parking
- NO FORWARD CHAIN

Curtis Stables

Approximate total internal area:
114.29m² (1230.21sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only



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To Be Sold

Nestled on the outskirts of the charming village of Brenchley, this exquisite detached former stables on Tong Road offers a perfect blend of modern living and serene countryside charm. Built in 2021, the property boasts a contemporary design and is set in a superb semi-rural position, making it an ideal retreat for those seeking tranquillity without sacrificing convenience.

Upon entering, you are welcomed into a spacious hallway leading to a stunning open-plan kitchen and dining area, has been designed to cater to both culinary enthusiasts and social gatherings. This also room is also open plan with a wonderful sitting room which exudes warmth and comfort.

The bungalow features three generously sized bedrooms, providing ample space for family or guests. There are two well-appointed bathrooms including an ensuite to bedroom one which has views across the side garden to the orchards.

Outside, the property is surrounded by a beautifully landscaped garden, complete with a large pond that adds a touch of tranquillity to the outdoor space. This garden is perfect for enjoying sunny afternoons or hosting summer barbecues. There is a decked area adjacent to the living room with a hot tub and lovely aspect over the garden. The property also offers ample parking, a car barn and a summer house. Viewings are recommended.

Location

Curtis Stables is situated on the charming edge of the popular village of Brenchley surrounded by beautiful countryside in the High Weald Area of Outstanding Natural Beauty.

The nearby village of Brenchley is closeby and offers a post office, doctors' surgery and dispensary, along with a fine church, primary school, The Little Bull Café & Bar and Grey's Cafe. The two villages share a Tennis Club and there are both cricket and football teams in addition to further local societies and clubs. Matfield is also nearby and has a butcher, village hall, and public houses including Gastro Pub "The Poet"

Horsmonden is approximately 3.5 miles, where there are further village amenities including an award-winning village shop (Heath Stores has historically been named 'Best Independent Food and Drink Retailer' by Kent Life).

The property is well placed for immediate access to the surrounding countryside, and within convenient reach of local attractions such as Bewl Water, the largest reservoir in the south east. The reservoir provides many leisure activities including horse riding, walking and cycling trails, a sailing and canoeing club and fishing, Scotney Castle and Bedgebury National Pinetum and Forest.

For more comprehensive shopping, Paddock Wood (approx. 3.4 miles) offers a good range of shopping facilities including a Waitrose supermarket, doctors' surgery, bank, Costa Coffee, butcher, Greggs, Barsley's Department Store, Putlands Sports and Leisure Centre and primary school.

There are many highly regarded schools in the area, both state and private, including Brenchley and Horsmonden village primary schools, the Grammar Schools in Tunbridge Wells, Tonbridge and Maidstone, Bethany school in Goudhurst, St Ronans and Marlborough House in Hawkhurst, the Schools at Somerhill, Holmewood House, Kent College for girls, Tonbridge School for Boys, Mayfield School for Girls and co-education at Sevenoaks School.

Paddock Wood station has mainline services to London Charing Cross via London Bridge and Waterloo East (and Cannon Street), with services from about 53 minutes. The nearby A21 links directly to the M25 London orbital motorway to the north and thereby a national motorway network, Gatwick and Heathrow airports, together with offering easy access to the South Coast, including the popular seaside town of Hastings.

What Three Words

<https://w3w.co/careful.yachting.trusts>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







