



Gate House Farm, Fairmans Lane, Brenchley, Tonbridge,
Kent

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Gate House Farm, Fairmans Lane, Brenchley, Tonbridge TN12 7AD

An attractive period farmhouse and cottage with enchanting gardens, in the lee of the parish church.

Paddock Wood 3.5 miles (Charing Cross/ Cannon Street 50/53 mins), Tonbridge 7.8 miles, Tunbridge Wells 7.4 miles, Ashford Int 22 miles

Reception hall | Drawing room | Dining room
Sitting room | Kitchen/breakfast room | Utility room | Cloakroom | Conservatory | Large cellar
Small cellar | Library/study area | Principal bedroom with en suite | 3 Further bedrooms
Bedroom 5/studio | 2 Further bathrooms
Detached cottage - reception hall, bedroom, bathroom, open plan sitting room/kitchen
3 Bay carport and 2 secure garages | Gardens and grounds | Swimming pool | Pool house
Approx 1.4 acres | EPC 'C'

The property

An attractive period farmhouse and cottage with extensive gardens in the lee of the parish church.

Gate House Farm occupies a delightful setting on the edge of this most favoured village.

Grade II listed and having origins from the 17th and 18th centuries, the property has pleasing elevations of mellowed brickwork partially relieved by tile hanging under a pitched tiled roof. The property enjoys the most wonderful setting and has good views particularly up towards the parish church and over the enchanting gardens and grounds.

Internally the house has impressive proportions, with good ceiling heights and bags of period features. The main drawing room enjoys a lovely dual aspect. The dining room has a stunning inglenook fireplace and massive oak Bessemer. There is a sitting room, conservatory and lovely

farmhouse style kitchen with a vaulted roof space. There is also a spacious utility room and cellar.

Upstairs a characterful landing with a library/study area leads to the various bedrooms and bathrooms. The second floor provides a large studio/bedroom with vaulted ceiling, a further bedroom, bathroom and landing area previously used as a study.

Adjacent to the farmhouse is a stand-alone cottage, with white weather boarded elevations. This provides ancillary accommodation including a large, open plan sitting room and kitchen with a vaulted ceiling, bedroom and bathroom.

Outside

Gate House Farm has gardens and grounds of approx. 1.4 acres. The charming gardens are gently terraced and form a number of 'garden rooms'.

Mature hedges and well planted herbaceous borders frame gardens that include a heated outdoor swimming pool with pool house, a former tennis lawn, pond, rose beds, delightful specimen trees, a small orchard, green house.

The gardens are principally laid to lawn. There is a partly walled garden, which leads to garden rooms beyond.

There is separate access from the driveway to a detached 3 bay car port /garage that offers further parking.















Location

Gate House Farm occupies a delightful setting on the edge of Brenchley. A part private footpath gently leads to the church and village centre. Both Brenchley and the neighbouring village of Matfield offer a good range of local amenities including a butchers, pubs, renowned restaurant - The Poet, and tennis club.

Royal Tunbridge Wells is a short distance away and offers a comprehensive range of shopping and recreational amenities including a theatre and Arts centre.

For the commuter Paddock Wood has a mainline station offering a service to Charing Cross in approx. 50 minutes.

There is an excellent range of schooling options in the area both in the private and state sectors. Kent still has the grammar school system.

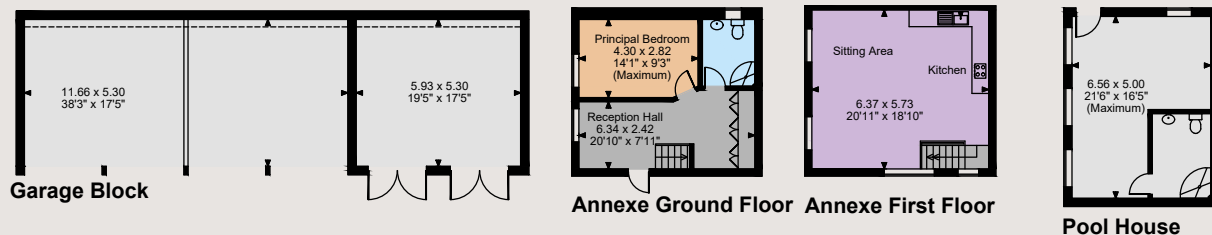
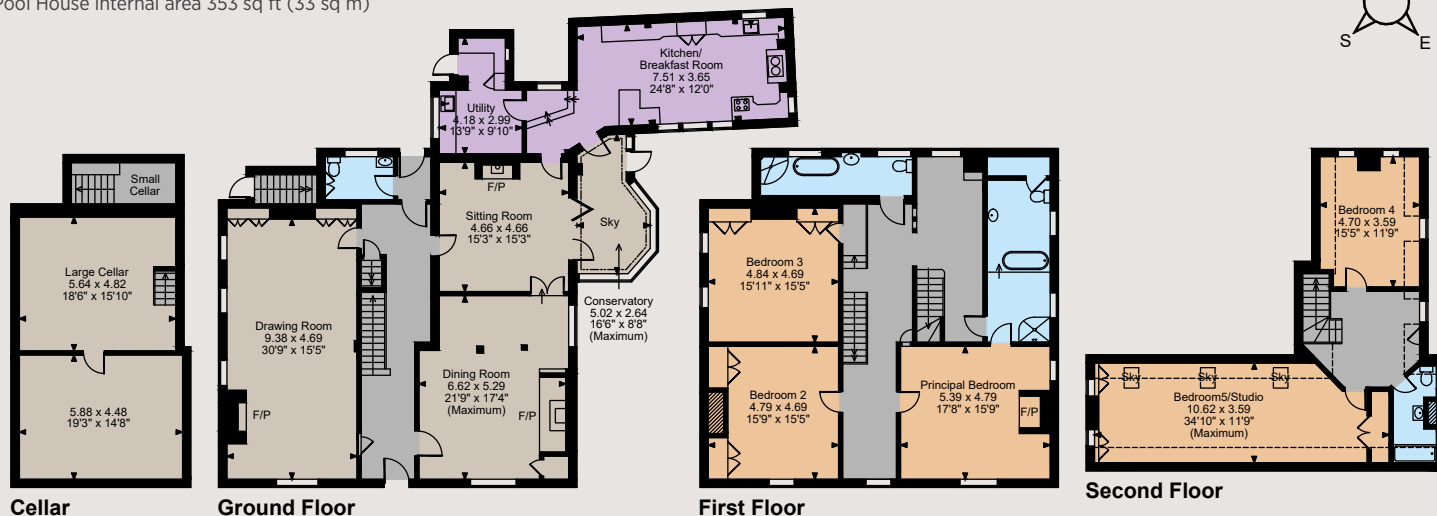
Leisure activities in the area include riding and walking in the surrounding countryside, golf at a number of interesting courses in the locality.







Gate House Farm, Fairmans Lane, Brenchley
 Main House internal area 4,789 sq ft (445 sq m)
 Garage Block internal area 969 sq ft (90 sq m)
 Annexe internal area 761 sq ft (71 sq m)
 Pool House internal area 353 sq ft (33 sq m)



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

□ □ □ □ Denotes restricted head height

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Directions

From the centre of Brenchley, proceed in a southerly direction on Horsmonden Road going past All Saints Church on your right. At the sharp left hand bend turn right into Fairmans Lane. Take the first turning on the right where the entrance to Gate House Farm will be found on the right.

General

Local Authority: Tunbridge Wells
Services: All mains services. No gas
Council Tax: Band G
Tenure: Freehold
Guide Price: £2,650,000

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

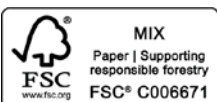
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