

The Mount, Furnace Lane
Brenchley



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& Parker

Land and property. Since 1885.

A superbly positioned impressive, detached family home with contemporary styling, in a picturesque rural setting

This light, airy detached family home offers five bedrooms, delightful gardens and a wealth of beautifully appointed accommodation, set in a highly desirable position just outside the village of Brenchley.

The ground floor includes a sunny south-facing conservatory and a well-proportioned drawing room, both of which have French doors opening onto the gardens. The spacious kitchen and breakfast room adjoins the conservatory in an open-plan layout and includes modern units to base and wall level, integrated appliances, and a range cooker.

The lower ground floor provides further space in which to relax or entertain, with the large family room and the useful playroom. There is also a utility room with an adjoining shower room, providing the opportunity to use the lower ground floor accommodation as an annexe or guest lodgings.

There is one double bedroom en suite on the ground floor, while the first floor provides a further four bedrooms, two of which are en suite including the luxury principal bedroom with its Juliet balcony and en suite bathroom. with great views. The first floor also has a family bathroom.

Outside
At the entrance to the property, five-bar wooden gates open onto a tarmac driveway with plenty of parking space and access to the detached double garage. The gardens at the front have an area of lawn, terraced flowerbeds and steps leading to the entrance, while at the rear, the south-facing gardens have paved terracing and a generous expanse of lawn, which extends to approximately 200ft. The gardens are bordered by mature trees and established hedgerow, while beyond there are views across the beautiful surrounding countryside.

4025 sq ft (374 sq m)
5 bedrooms
3 reception rooms
4 bathrooms
0.88 acres
Freehold

Guide price £1,350,000



Location

The property is set in a rural position just outside the charming Kent village of Brenchley, on the edge of the stunning High Weald Area of Outstanding Natural Beauty. Brenchley offers several everyday amenities including a local pub, a post office, a butcher, and a primary school, while the nearby village of Horsmonden provides more facilities.

The small town of Paddock Wood offers a selection of shops and a mainline station, services towards London Charing Cross (approximately 50 minutes), as well as a secondary school. Royal Tunbridge Wells is also within easy reach, with its excellent shopping, supermarkets, restaurants, cafés and cultural attractions.

Furthermore, Tunbridge Wells provides a fine selection of schooling, including the outstanding-rated Tunbridge Wells Girls’ Grammar School, Bennett Memorial Diocesan School, St. Gregory’s Catholic School and Skinners’ Kent Academy. The area is well connected by road, with the nearby A21 providing easy access to the M25.

Postcode region: TN12

General

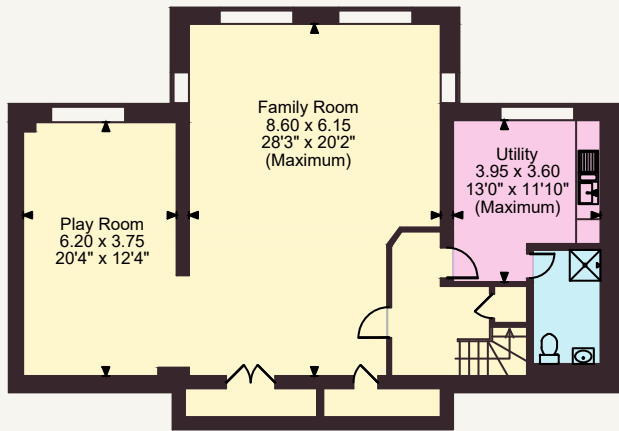
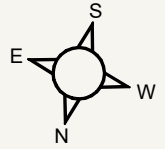
Local Authority: Tunbridge Wells
Services: Mains electricity, no gas, private drainage which we understand is compliant with current regulations
Council Tax: Band H
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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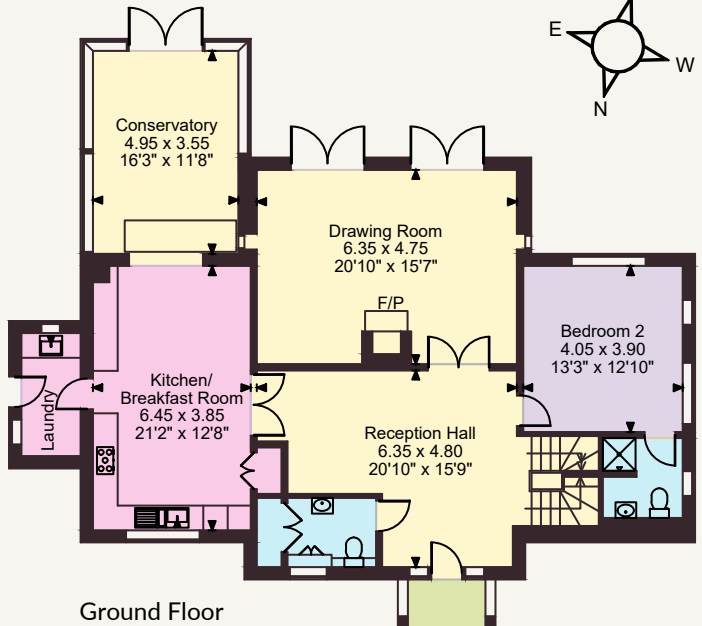
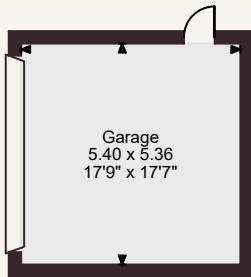
Main House internal area 3,617 sq ft (336 sq m)

Garage internal area 312 sq ft (29 sq m)

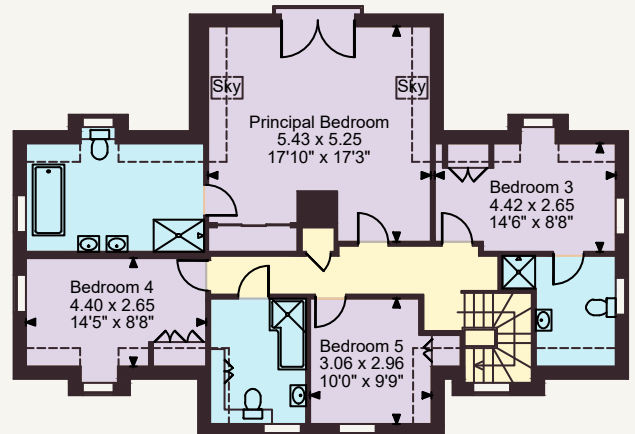
Total internal area 3,929 sq ft (365 sq m)



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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