



Heath Farm House
Postern Lane, Tonbridge, Kent

**STRUTT
& PARKER**
BNP PARIBAS GROUP 

An attractive farmhouse in a convenient semi rural setting

An attractive farmhouse, situated well away from busy roads, yet in a convenient and highly desirable location.



**4 RECEPTION
ROOMS**



5 BEDROOMS



**2-3
BATHROOMS**



GARAGE



**APPROX
2 ACRES**



FREEHOLD



**RURAL/
VILLAGE**



2,853 SQ FT



**GUIDE PRICE
£1,350,000**



The property

Heath Farm House is an attractive part-tile-hung detached family home offering almost 2,900 sq. ft. of flexible accommodation arranged over light-filled two floors.

Designed to provide an ideal family and entertaining space, the accommodation flows from a welcoming reception hall with a useful cloakroom, a through boot room with doors to the integral garage and rear terrace, and an inter-connecting fitted utility room with a W.C.

It comprises a sitting room with a fireplace with an inset woodburner and bi-fold doors to a conservatory with a vaulted glazed roof and French doors to the terrace, and a generous dining room with a front aspect bow window and an inset woodburner.

To the rear, an extensive wooden-floored kitchen/breakfast room features a range of wall and base units with a large central island with a breakfast bar, complementary worktops and splashbacks, modern integrated appliances and a breakfast area with space

for a sizeable table. Two sets of French doors open to the terrace, flooding the area with natural light. The study, with bespoke fitted units and shelving, has a front aspect bow window and a door to the side terrace.

On the part-vaulted first floor the property provides a principal bedroom with fitted dressing room and en suite shower room, four further bedrooms, one with useful sink and another with extensive eaves storage, and a modern family bathroom.





Outside

Located on a private lane the property has a driveway with formal gardens surrounding the property on three sides. Laid mainly with areas of level lawn interspersed with well-stocked flower and shrub beds and bordered by mature hedging and trees and features a shed, greenhouse, numerous seating areas and paved terraces to the side and rear, both ideal for entertaining and al fresco dining.

The property enjoys views over the apple orchards and pastureland and stunning Kent countryside beyond.

There is a barn with planning permission for conversion, available by separate negotiation.

Location

The market town of Tonbridge has a wide range of both independent and larger stores, together with pubs, cafés, restaurants, indoor and outdoor swimming pools, sporting clubs and a leisure centre. The wider area offers further sporting amenities and a variety of golf courses including Poult Wood in Tonbridge, Nizels in Hildenborough and Kings Hill at West Malling. More comprehensive facilities are available in Royal Tunbridge Wells, Sevenoaks and Maidstone. Communications links are excellent: the A21 and inter-connecting M26 give easy access to major regional centres and the motorway network and trains from Tonbridge mainline station (1 mile) offer excellent connections to central London.

The area offers a wide range of state primary and secondary schooling including girls' and boys' grammar schools in Tonbridge and Tunbridge Wells (Tonbridge Grammar School is rated Outstanding by Ofsted), together with a good selection of independent schools including Somerhill, Tonbridge, Hilden Oaks, Hilden Grange, Kent College and Sackville.

Distances

- Tonbridge station 1 mile
- A21 (Tonbridge Bypass) 1.6 miles
- Royal Tunbridge Wells 7.4 miles
- Sevenoaks 10.1 miles
- Maidstone 14.6 miles
- M26 (Jct. 5) 12.6 miles

Nearby Stations

- Tonbridge: To Cannon Street, 43 minutes. To London Charing Cross, 48 minutes
- High Brooms
- Paddock Wood
- Beltring

Nearby Schools

- Somerhill
- Hillview School for Girls
- Weald of Kent Grammar School
- Woodlands Primary School
- Tonbridge School
- Tonbridge Grammar School
- Hilden Oaks Preparatory School and Nursery
- Hilden Grange School

Key Locations

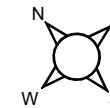
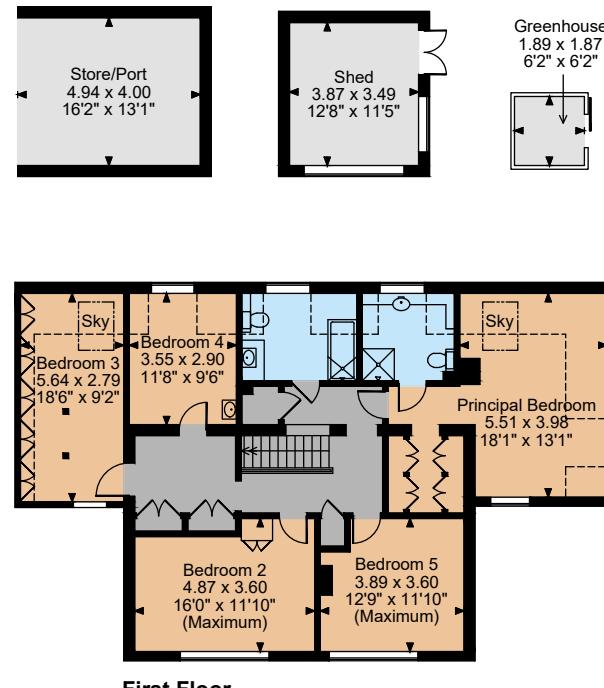
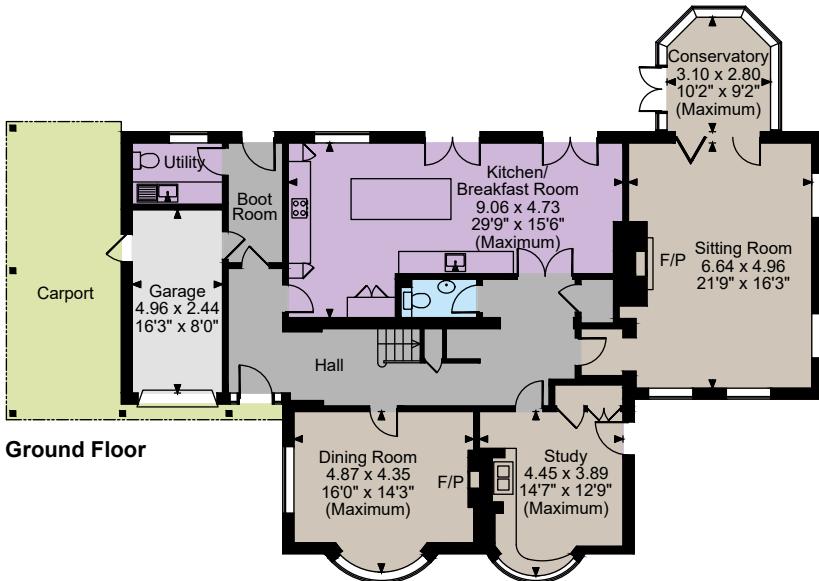
- River Medway and the Big Bridge
- Tonbridge Castle
- Hadlow Tower
- Haysden Country Park











Floorplans

House internal area 2,853 sq ft (265 sq m)
For identification purposes only.

Directions

TN11 0QU
what3words; ///bright.valley.tries

General

Local Authority: Tonbridge and Malling Borough Council

Services: Mains electricity, no gas, water provided by private pipeline to Postern Lane, private drainage, Kee Services Ltd, Klargesteder approved.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Planning: There is a barn with planning permission for conversion, available by separate negotiation.

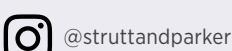
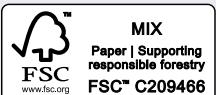
Prospective purchasers are advised that they should make their own enquiries of the local planning authorities.

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW
01732 459900

sevenoaks@struttandparker.com
struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2025. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



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

For the finer things in property.

