



Orchard Mount

Tong Road, Brenchley, Tonbridge



A stylishly appointed detached home with four bedrooms and delightful gardens, in a peaceful rural High Weald setting

A beautifully presented bungalow, situated in a peaceful rural position just a mile from the charming village of Brenchley, surrounded by High Weald countryside. The property features clean, neutral styling, contemporary fittings and plenty of natural light, with full-height windows framing splendid views across the gardens.



2 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE



GARDEN



FREEHOLD



**RURAL/
VILLAGE**



**TOTAL
2,180, SQ FT**



**GUIDE PRICE
£970,000**



The property

Orchard Mount is an impressive four-bedroom detached bungalow with stylishly appointed accommodation, situated in a rural location within easy reach of Brenchley, Matfield and Horsmonden. The property is highly attractive throughout, with contemporary fittings and elegant, understated modern décor that creates a sense of space and light. The property has full fibre broadband including Cat 6 cabling to lounge, bedrooms and garden office.

At the heart of the home is the open-plan kitchen and dining area, which has wooden flooring and space for a family dining table. South-facing bi-fold doors open onto the gardens and welcome plenty of sunlight, while the kitchen itself has modern fitted units, tiled splashbacks and integrated appliances.

Adjoining the kitchen there is a useful private study for home working, plus a well-proportioned sitting room. Another light and airy space in which to relax or entertain, the sitting room has a vaulted ceiling and a Scandinavian-style woodburning stove, and features three skylights overhead, as well as bi-folds connecting to the outside space.

The property offers four well-presented double bedrooms including a generous principal bedroom with its dual aspect and skylights overhead. One further bedroom has a woodburning stove, making it ideal for use as an extra reception room if required. In addition, the property has a family bathroom with an over-bath shower, a separate family shower room and a cloakroom and utility with space for a washing machine and tumble dryer.



Outside

At the front of the property, the paved driveway provides access and plenty of parking space, as well as leading to the lower ground floor garage, for further parking or storage and workshop space. Steps and a curved pathway lead up from the lower driveway to the front gardens, where there is an area of lawn with borders of lavender, timber fencing and established hedgerow, while at the side and rear there are wrap-around gardens, which welcome plenty of sunlight throughout the day. They include a south-facing patio for al fresco dining and two areas of lawn, enclosed by established hedgerows and mature trees.

The gardens also have a wood-fired hot tub, a shed for garden storage, a studio with power and water supply and a garden room or office with bi-fold doors opening onto the beautiful rolling lawn.

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 National Landscape. Brenchley

offers several everyday amenities including a local pub, a post office, local garage, active tennis club and a primary school, while the picturesque nearby villages of Matfield and Horsmonden provide further facilities.

The small town of Paddock Wood offers a selection of shops and a mainline station, providing 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. 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 The Skinners' Kent Academy. The area is well connected by road, with the nearby A21 providing easy access to the M25.



Distances

- Brenchley 1.1 miles
- Horsmonden 1.7 miles
- Matfield 1.8 miles
- Paddock Wood 3.7 miles
- Royal Tunbridge Wells 6 miles

Nearby Stations

- Paddock Wood
- Tunbridge Wells
- High Brooms
- Tonbridge
- Marden

Key Locations

- High Weald National Landscape
- Royal Tunbridge Wells (historic spa town)
- Bewl Water
- Bedebury National Pinetum and Forest
- Scotney Castle

Nearby Schools

- Brenchley and Matfield CofE Primary School
- Leigh Academy, Horsmonden
- Mascalls Academy
- Lamberhurst St Mary's CofE Primary
- Pembury primary school
- Kent College, Pembury
- Goudhurst and Kilndown CofE Primary School
- Capel Primary School
- Bethany School
- Tunbridge Wells and Tonbridge Grammar schools
- The Skinners' School





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

☐☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 1,578 sq ft (147 sq m)

Garage internal area 222 sq ft (21 sq m)

Outbuildings internal area 380 sq ft (35 sq m)

Total internal area 2,180 sq ft (203 sq m)

For identification purposes only.

Directions

TN12 7AN

what3words: ///standing.swear.notifying

General

Local Authority: Tunbridge Wells Borough Council

Services: Mains electricity, water and drainage. Private gas supply

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

Council Tax: Band F

EPC Rating: E

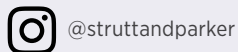
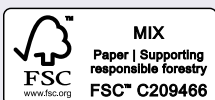
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