

Fanecourt  
Upper Green Road  
Shipbourne



Strutt  
& Parker

Land and property. Since 1885.

**A light and airy detached house with generous gardens and a swimming pool, in a sought-after position in Shipbourne, backing onto the Fairlawn Estate.**

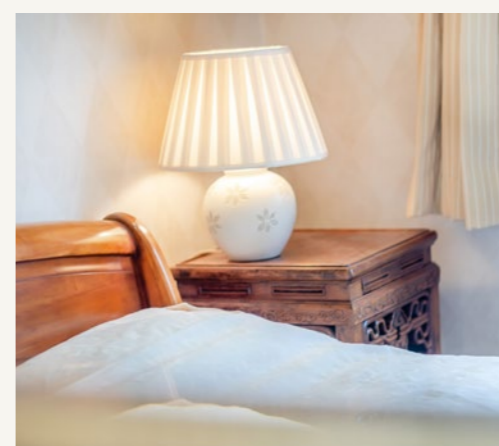
**The Property**

Fanecourt is an impressive four-bedroom detached house offering nearly 2,600 sq ft of spacious accommodation arranged over two light-filled floors. The property is set in a highly sought-after position, close to the village common and public house, and enjoys views across open countryside.

The home provides three comfortable and flexible ground-floor reception rooms, including the light and airy sitting room with its triple aspect, including southwest-facing French doors opening to the gardens at the front of the house. There is also a cinema room or family room with French doors to the rear patio, and a formal dining room, which could alternatively be used as a study. The generous kitchen is well-equipped with modern units, wooden worktops and integrated appliances, including dual ovens and an electric hob with an extractor hood, while there is also space for a breakfast table for informal dining. Adjoining the kitchen, the utility room provides further useful functionality.

Upstairs, the galleried landing leads to four well-presented double bedrooms, including the principal bedroom, which overlooks the rear gardens and features a dressing room with built-in storage and an en suite bathroom. The first-floor landing also leads to a family shower room and built-in cupboard storage, while a hatch provides access to a loft storage space above.

The house is set within a beautiful and extensive walled garden, which backs onto open rolling countryside. At the entrance a five bar gate opens to the tarmac driveway, which provides plenty of parking space and access to the garage. The garden surrounding the house offers pristine lawns, colourful border beds and various established shrubs, hedgerows and trees, as well as patios at the front and rear of the house and a heated swimming pool.



**Location**

The picturesque village of Shipbourne is in a superb position, close to the bustling commuter towns of Tonbridge, Sevenoaks, and surrounded by bucolic Kent Downs countryside. The village has a parish church, a primary school and a renowned pub overlooking the beautiful open green space of the common, while nearby Plaxtol offers various further everyday amenities. Nearby Tonbridge has a bustling High Street with a good selection of shops, including a Waitrose, plus several excellent independent cafés and restaurants. The town also has good leisure facilities, with a swimming pool and leisure centre, and a number of golf courses, including Poulton Wood and Nizels Golf and Country Club. There is a superb selection of schools in the area, including The Judd boys and Tonbridge Girls grammar schools, and the nationally renowned independent Tonbridge School, plus several outstanding-rated primary schools. Tonbridge and Hildenborough's mainline stations offer efficient commuter services to London Bridge, London Cannon Street, Waterloo East and Charing Cross. The M25 is also within easy reach, via the A21.

Postcode area: TN11

**General**

Local authority: Tonbridge & Malling Borough Council  
Services: Mains electricity, water and drainage  
Council Tax: Band G  
EPC rating: D  
Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**2,573 sq ft (239 sq m)**

- 3 reception rooms**
- 4 bedrooms**
- 2 bathrooms**
- Gardens**
- Swimming pool**
- Garage**
- Freehold**
- Village**

**Guide price £1,850,000**

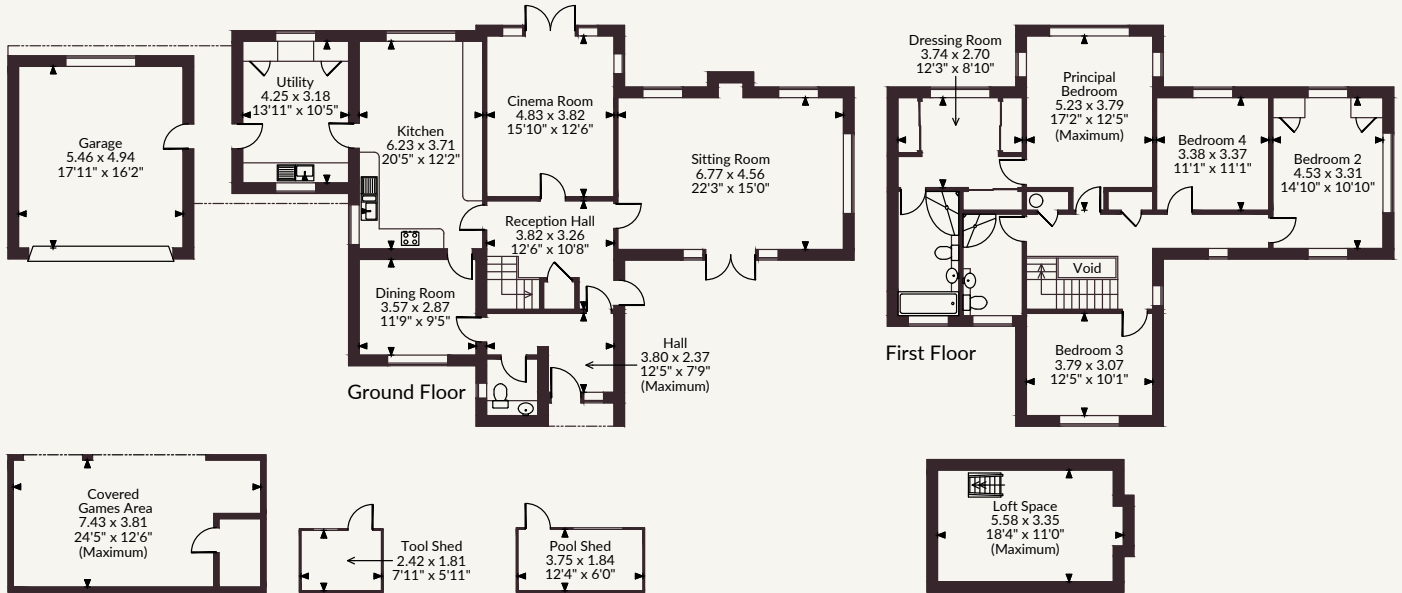
Fanecourt, Upper Green Road, Shipbourne, Tonbridge

Main House internal area 2,573 sq ft (239 sq m)

Garage internal area 290 sq ft (27 sq m)

Outbuildings internal area 426 sq ft (40 sq m)

Total internal area 3,289 sq ft (306 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

© ehoush. Unauthorised reproduction prohibited. Drawing ref. dig/8685349/MJH

## Strutt & Parker Sevenoaks Office

15 Bank Street, Sevenoaks. Kent, TN13 1UW

01732 459900 sevenoaks@struttandparker.com



@struttandparker struttandparker.com

**Strutt  
& Parker**

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken April 2026. Particulars prepared April 2026.