

# Grooms Cottage, Somerhill Stud, Tudeley







# Grooms Cottage, Somerhill Stud, Tudeley TN11 0NL

*Picture Perfect 3-Bedroom Detached House With Open Countryside Views*

## Accommodation Summary

- Beautiful Victorian detached house
  - 3 double bedrooms
    - Living room
  - Dining room and study
  - Kitchen/breakfast room
  - Utility/shower room
    - Bathroom
- Pretty garden and summer house
  - Detached double garage
  - Parking and visitor parking



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Sat in an area of outstanding natural beauty, a picturesque outlook gives unspoilt far reaching views over private estate farmland and woodland beyond.

An impressive tree lined driveway winds up to the property, dating back to the 1890s, but having been sympathetically renovated by the current owners in recent years.

A detached double garage with mezzanine level sits to the left of the property, offering incredible storage and potential development opportunities.

An iron fence with a pretty stocked flower bed fronts the house, its gate leading you up the block brick path to the smart entrance door.

A porch with space for shoes and muddy boots, opens into the spacious living room, its elegance immediately apparent. Double aspect windows flood the room with light and its warm wooden flooring contrasts beautifully with a neutral décor. A stone fireplace with gas fire adds character and warmth in the colder months.

The wooden flooring stretches next door into the dining room, which also enjoys leafy dual aspect views. It has plenty of space for a large table and chairs and an open arch at the back reveals the smart study area with fitted bespoke cabinetry and desk.

To the rear of the living room is the stylish kitchen/breakfast room, it's double aspect windows perfectly capturing the stunning countryside views. Glossy base level cupboards wrap around the room providing ample storage and housing for quality appliances such as a Neff double oven and a Bosch dishwasher. There is plenty of room for family, pets and guests and the French windows can lie open in the summer, bringing the outside in as you dine.

A useful utility room to the side with space and plumbing for an appliance and fitted cupboards leads into a modern shower room, with guest cloakroom facilities.

Climbing the stairs to the first floor you reach the landing and the family bathroom. It is a tranquil space with leafy window views, a deep corner bath, contemporary tiling and a separate shower cubicle.

Two large bedrooms sit along the hallway opposite, both graciously proportioned with one benefitting from a pretty character picture window and bespoke eaves storage.

The master bedroom at the back is wonderfully spacious with double aspect windows enabling you to lie in bed and watch the changing seasons in comfort.

Spacious gardens, mainly laid to lawn, surround the house, safely self-contained for pets and children. At the back of the house is a paved terrace, perfect for summer entertaining with unrivalled countryside views. A pretty part glazed summer house sits at the rear of the garden giving you yet more comfort to delight in your surroundings.

There is off road parking and additional visitor spaces while the impressive detached double garage opposite the house offers storage and space for additional appliances.

This quintessentially English home has been beautifully and tastefully presented throughout. Its exclusive location enjoys striking unspoilt country views, whilst being nearby modern day convenience. A must see!







**Part glazed entrance door, which opens into:**

**Porch:** side aspect double glazed wooden casement window, side aspect internal window, space for coats and shoes and part glazed door opening into:

**Living Room:** 16`4 x 20`4 front and side aspect double glazed wooden casement windows, engineered wooden flooring, fireplace with stone mantle and hearth with gas fire insert, radiators and doors opening into:

**Dining Room:** 8`11 x 18`9 front and side aspect double glazed wooden casement windows, engineered wooden flooring, radiators and open arched entrance into:

**Study:** 8`11 x 4`4 engineered wooden flooring, fitted desk, cupboards and shelving.

**Kitchen/Breakfast Room:** 20`7 x 12`1 rear aspect double glazed casement window, side aspect French windows opening into the garden, integrated Neff double oven in tall housing cupboard, Neff 4 ring gas hob, Bosch stainless steel extractor, fitted Bosch dishwasher, fitted fridge, stainless steel bowl sink with mixer tap, tile effect flooring and radiator. The kitchen has plenty of countertops and a good selection of glossy cream base level cabinets with pan drawers and larder pull outs. A door opens into:

Utility: tiled flooring with underfloor heating, fitted cupboards with larder pull out and tall housing, cupboard with space and plumbing for washing machine and housing the Worcester boiler (2 years old) and opening into:

**Shower Room:** side aspect opaque window, tiled flooring with underfloor heating, wall hung wash hand basin with mixer tap, shower cubicle with wall mounted shower attachment and low level WC.

**Stairs up to first floor landing with ceiling loft access hatch into fully insulated loft and doors opening into:**

**Master Bedroom:** 16`4 x 12`1 rear and side aspect double glazed wooden casement windows, engineered wooden flooring and radiators.

**Bathroom:** side aspect double glazed wooden casement window, corner panel enclosed bath with wall mounted mixer tap, shower cubicle with wall mounted shower attachment, wall hung wash hand basin with mixer tap, low level WC, heated towel rail and tiled flooring.

**Bedroom 2:** 8`11 x 20`11 front aspect picture window, side aspect wooden casement window, engineered wooden flooring, radiator, fitted cupboard housing the water cylinder with shelving for linen and fitted eaves wardrobes with hanging rails and shelving.

**Bedroom 3:** 13 x 12`8 front aspect double glazed wooden casement window, opening in chimney breast with slate hearth, engineered wooden flooring and radiator.

**Outside:** The house is approached by a shared hard surface driveway with lawn and trees to both sides and bordered by low wooden fencing. An iron fence fronts the property with a stocked flower bed behind and an iron gate which opens to the block brick path that leads to the front door. A side aspect wooden gate provides rear garden access with a covered bin store behind. Lawn stretches around the house with mature high hedging sitting at all perimeters, with some fencing to the rear and left hand perimeters, and open farmland owned by the Hadlow Estate to the right and rear. A paved terrace sits behind the house and there is a variety of trees, shrubs and plants edging the lawn. A part glazed summer house is at the rear of the garden with lighting and electricity. The garden also has an external tap and electrical sockets. There is parking and also visitor parking.





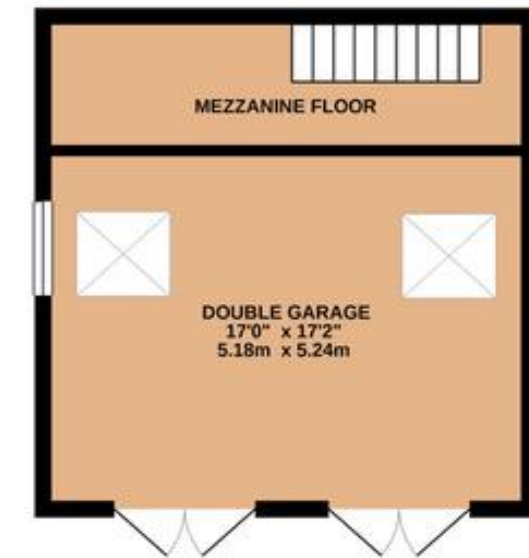
GROUND FLOOR  
818 sq. ft. (76.0 sq. m.) approx.



1ST FLOOR  
707 sq. ft. (65.6 sq. m.) approx.



ENTRANCE FLOOR  
292 sq. ft. (27.1 sq. m.) approx.



TOTAL FLOOR AREA : 1525sq. ft. (141.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		98
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 Plus) <b>A</b>		93
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		





**Garage:** 17 x 17'2 two sets of double wooden front aspect doors, side aspect window, side aspect Velux windows, front aspect Velux widow, sink and space for additional appliances, lighting, electricity and stairs up to mezzanine level.

**General:**

Tenure: Freehold

Local authority: Tonbridge & Malling District Council

Somerhill Mews & Stud Management Co: £25.00 PCM

Council tax: Band F (£2,607.00)

EPC: C (73)

**AREA INFORMATION:** Tudeley/Tonbridge sits in an area designated as being within the High Weald Area of Outstanding Natural Beauty in the hamlet of Tudeley, which borders Tonbridge. Tudeley is a pretty semi-rural village, with its own church famed for its stained glass windows. Tonbridge, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London. It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling. With open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away. There are many highly regarded primary schools in the area such as Capel Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen`s Primary School) and Bishop Chavasse Church of England Primary School. There are also independent preparatory schools such as The Schools at Somerhill, Kent College, Hilden Oaks and Hilden Grange. The highly sought-after Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach. There are excellent transport links with journeys from Tonbridge mainline train station, 2.5 miles from the property, taking you to central London in approximately 40 minutes. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.





