



Castle Hill Stables , Pembury Road, Tonbridge, Kent, TN11 0QG

Guide Price £1,150,000 - £1,250,000

When experience counts...

est. 1828  
**bracketts**

Offered for sale is this very unique character property which is beautifully and stylishly presented throughout to provide spacious family accommodation. The Stables once formed one of many properties belonging to the Castle Hill farm and the neighbouring properties, all former farm buildings, have also been converted beautifully, resulting a collection of very special properties with historical interest. The property itself is very unique offering; thoughtfully converted in 1989 with high vaulted ceilings with original oak exposed beams and large windows which enhance the natural light. The space is light, bright and airy with dual aspect windows in many of the rooms. Internally the property is immaculately presented throughout and comprises entrance hall, impressive modern open plan kitchen/breakfast room overlooks the garden and the interlinking sitting & dining rooms, with a wide brick feature fireplace. A separate study, four good-sized bedrooms, including a principal suite and a family bathroom. Externally there is a large rear garden, with a sheltered swimming pool, brick pool house and useful outbuildings. The property is set behind double gates with ample driveway parking to the front. Of particular note is the self-contained adjoining cottage / annex. This is fully equipped with sitting room, kitchen, bedroom and bathroom. A very useful addition, perfect for ancillary accommodation or even providing extra income as a holiday rental cottage. A further external room to the side is currently used as a gym.

Four Bedrooms

Swimming Pool with Dedicated Pool House

Beautifully Presented Throughout

Modern Open Plan Kitchen / Breakfast Room

En Suite To Master Bedroom

Exposed Wooden Beams Throughout

Single Storey Stable Conversion With Vaulted Ceilings Throughout

Two Storey Annex With Kitchen, Bedroom and Bathroom - Additional Income Rental Cottage

Extensive Gardens of c. 0.5 Acres With Lovely Views





### LOCATION: Tonbridge

Castle Hill Stables is located within a cluster of character homes being former farm buildings between Tunbridge Wells and Tonbridge. The property is set back from the road with a backdrop of fields to the rear and is accessed via a private drive.

Tunbridge Wells town centre (about 4.9 miles) and Tonbridge (about 2.5 miles) are popular bases for families with excellent schools and mainline rail links providing fast commuter services to London. Both towns offer excellent high street shopping and a wide variety of cultural and leisure opportunities.

The A21 north links to the M25, national motorway network, Gatwick and Heathrow Airports and the Channel Tunnel to the east

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, childrens' play areas, miniature railway, putting etc.

Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns.

The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21.

Tonbridge offers first-rate primary and secondary schools (including Grammars and Public Schools) many of which consistently do well in the league tables. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).

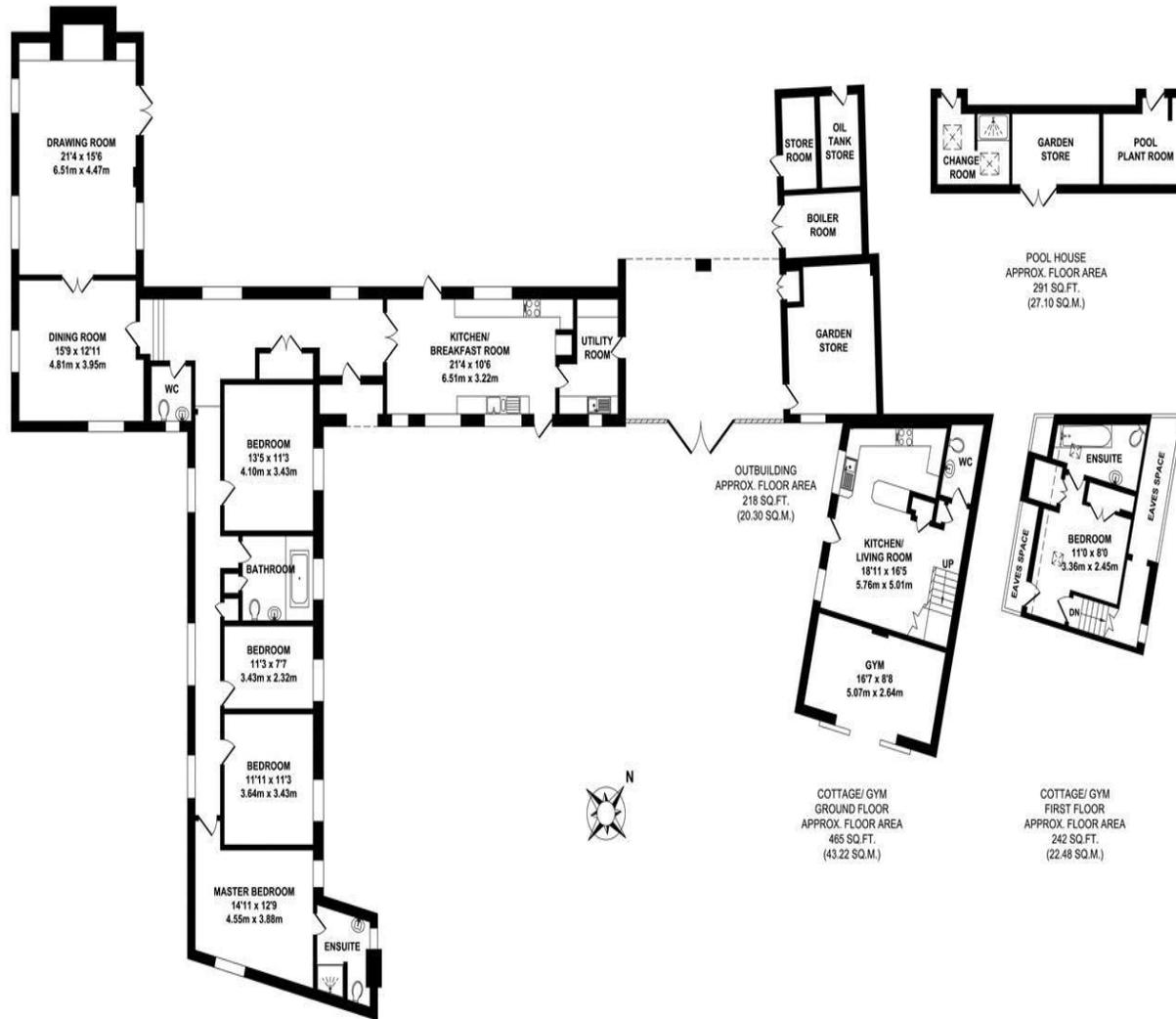
### ADDITIONAL INFORMATION:

Council Tax Band F

Double Glazed Windows



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GROUND FLOOR  
APPROX. FLOOR AREA  
1982 SQ.FT.  
(184.20 SQ.M.)

TOTAL APPROX. FLOOR AREA 3198 SQ.FT. (297.30 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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