



Striking contemporary home set in a semi-rural location

Tetley Barn, Horns Lodge, Shipbourne Road, Tonbridge, Kent, TN11 9NH

£1,600,000 Freehold



Finished to a high specification • Far reaching countryside views • Semi-rural hamlet • Tonbridge approx. 2.2 miles • Tonbridge Station approx. 2.5 miles • Gardens • Detached double garage • Paddocks available by separate negotiation

Local Information

Tetley Barn is located in an area of greenbelt, surrounded by the Kent countryside, on the outskirts of Tonbridge.

• Comprehensive Shopping:

Tonbridge (2.2 miles), Sevenoaks (6.7 miles), Tunbridge Wells and Bluewater.

• Mainline Rail Services: Tonbridge (2.5 miles) to London Cannon Street/Charing Cross/London Bridge.

• Schools: There are a number of highly regarded schools in the area, both state and private.

• All distances are approximate.

About this property

Tetley Barn is a striking and contemporary dwelling with superb views over the garden and countryside beyond. The property has been finished to a high specification and benefits from a 10 year ABC+ warranty. Features include full height sliding windows, high ceilings, skylight windows, pocket doors, under floor heating throughout, modern bathroom suites and a bespoke kitchen. The level gardens are yet to mature and amount to about 0.75 acres with additional paddocks available by separate negotiation.

Salient points include:

• The impressive and spacious reception room features a wood burning stove and sliding full height doors to the front terrace.

• The contemporary kitchen/dining room is fitted with a comprehensive range of wall and base units, Siemens appliances and a Quooker hot tap. The room has an outlook

and access to the front and skylight windows. There is an adjoining utility room with a door to outside, and a pantry.

• The bedroom accommodation is located to the rear of the building and comprises a master bedroom with views over the gardens and beyond, a dressing area and impressive en suite bathroom with separate shower.

• There are four further bedrooms, one of which has an en suite shower room. There is a family bathroom and cloakroom completing the accommodation.

• The electrically operated gates lead up the drive where the detached timber frame garage is located which has power and lighting connected.

• The gardens currently have been levelled and seeded with grass, and there is a central path leading to the front door and terrace. There is an additional paddock available by separate negotiation.

Tenure Freehold

Local Authority

Tonbridge and Malling Borough Council

Energy Performance

EPC Rating = To be confirmed

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.

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Gross Internal Area 2323 sq ft, 215.8 m²

Garage 330 sq ft 30.7 sq m

Total 2,653 sq ft 246.5 sq m



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Tetley Barn, Shipbourne

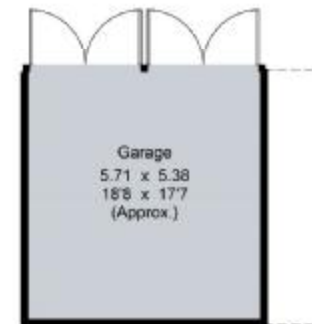
Gross internal area (approx) 215.8 sq m/ 2,323 sq ft

Garage 30.7 sq m/ 330 sq ft

Total 246.5 sq m/ 2,653 sq ft



Ground floor



For identification only - Not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(90-)	A		
(81-90)	B		
(69-81)	C		
(55-69)	D		
(39-55)	E	43	51
(21-39)	F		
(1-21)	G		
Not energy efficient - higher running costs			

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