



Laurel House Brenchley Road, Brenchley TN12

Guide Price **£1,000,000 – £1,100,000**

bracketts
est. 1828



Situated on the outskirts of the highly desirable village of Brenchley, this exceptional modern executive family home offers generous living space, high-quality finishes and a superb lifestyle setting.

The property opens into a welcoming entrance hall, leading to a cloakroom/WC, a spacious dual-aspect sitting room with a feature fireplace, a large formal dining room and a dedicated study ideal for working from home. The modern fitted kitchen/breakfast room provides a central hub for family life and benefits from direct access to a separate utility room.

Upstairs, a galleried landing leads to five well-proportioned bedrooms. Two of the bedrooms feature modern en suite facilities, complemented by a stylish modern family bathroom.

Externally, the property enjoys a private rear garden, predominantly laid to lawn with mature hedge screening and a patio area for outdoor entertaining. To the front, a further patio seating area is enhanced by an electric awning. A detached double garage with electric roller door, power and lighting is accompanied by a driveway providing ample off-road parking.



Ideally positioned within easy reach of Brenchley's excellent local amenities, including a post office, doctor's surgery, dentist, primary school, and popular spots such as The Little Bull Café & Bar, the Halfway House pub, and the Brenchley & Matfield Lawn Tennis Club. The nearby village of Matfield adds further charm, with its picturesque green, traditional inns, and the renowned Poet restaurant.

Council Tax band: G



Brenchley Road, Brenchley, Tonbridge, TN12

Approximate Area = 1951 sq ft / 181.2 sq m

Garage = 345 sq ft / 32 sq m

Total = 2296 sq ft / 213.2 sq m

For identification only - Not to scale

