



Somerhill Stud, Tudeley, Tonbridge, Kent, TN11 0NL

Guide Price £900,000 - £925,000

When experience counts...

est. 1828
bracketts

Guide Price £900,000 - £925,000. Offered for sale is this beautifully presented detached three-bedroom home, set in a stunning countryside location in the charming Hamlet of Tudeley. This picturesque setting offers far reaching views over the surrounding countryside and is set away from the main road down a private driveway. Internally the property comprises entrance porch, large living room, dining room with extra study nook, kitchen / breakfast room, utility area and shower room. Upstairs, there are three double bedrooms and a family bathroom with separate bath and shower cubicle. Outside the property benefits from a detached double garage to the front with power and lighting, as well as an extra mezzanine floor offering a fantastic amount of space for storage. There is off road parking in front of the garage for two vehicles and to the rear is a gorgeous, well maintained family sized garden. The property benefits from being with close proximity to Tonbridge town centre which offers a range of local shops, supermarkets, mainline train station and a number of well known nurseries, primary, secondary, grammar and private schools. We strongly recommend an internal inspection of this beautiful home in order to appreciate the space it has to offer both inside and out, as well as its lovely rural setting.

Detached House

Three Double Bedrooms

Living Room

Dining Room

Kitchen / Breakfast Room

Detached Double Garage & Parking

Upstairs Family Bathroom

Downstairs Shower Room

Semi-Rural Location

Beautiful & Far Reaching Countryside
Views





LOCATION: Tonbridge

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, 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:

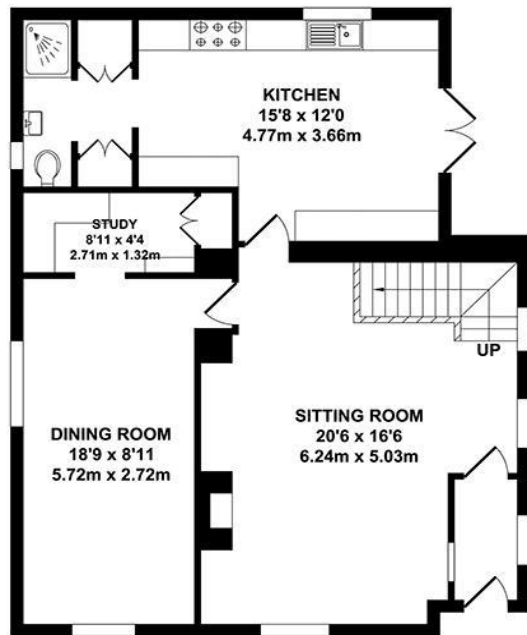
Council Tax Band

Double Glazed Windows

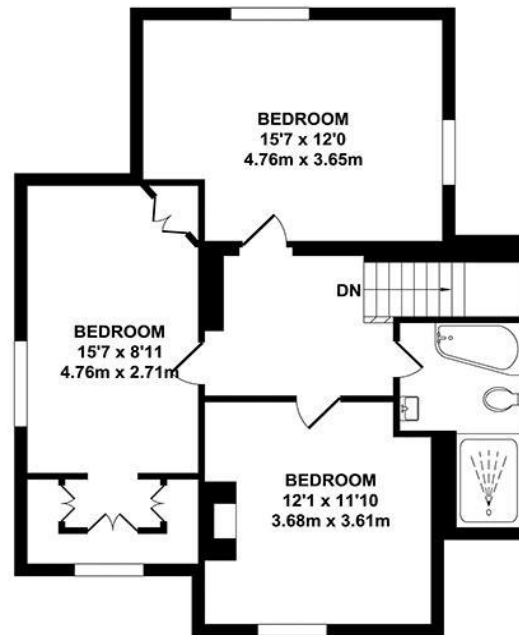
Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



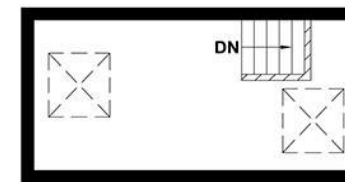
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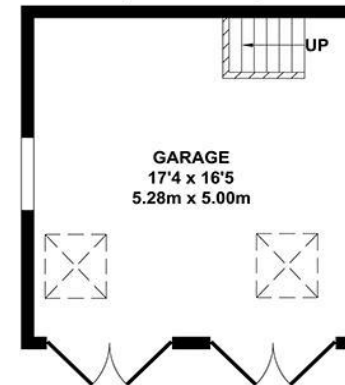
GROUND FLOOR
APPROX. FLOOR AREA
785 SQ.FT.
(72.92 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA
682 SQ.FT.
(63.34 SQ.M.)



GARAGE FIRST FLOOR
APPROX. FLOOR AREA
134 SQ.FT.
(12.45 SQ.M.)



GARAGE GROUND FLOOR
APPROX. FLOOR AREA
284 SQ.FT.
(26.40 SQ.M.)

TOTAL APPROX. FLOOR AREA 1885 SQ.FT. (175.11 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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