

Thurlstone

Blackham, Tunbridge Wells, Kent







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An exceptional contemporary country house
refurbished to a high specification.

Tunbridge Wells 6 miles (London Bridge 40 minutes, Charing Cross 45 minutes)

Hildenborough 8 miles (London Bridge 30 minutes, Charing Cross 35 minutes)

Tonbridge 9 miles (London Bridge 35 minutes, Charing Cross 40 minutes), Sevenoaks 12 miles

M25 (J5) 14 miles, Gatwick Airport 18 miles, Heathrow Airport 50 miles

(All distances and times are approximate)

Reception hall | Drawing room | Kitchen/breakfast/family/dining room | Study/playroom | Utility room

Principal suite with bathroom | dressing room and balcony | Four further bedrooms

Three further bathrooms (two ensuite)

Coach House with garage | Gym and flat above comprising bedroom, bathroom, kitchen/living room

Swimming pool | Pool house | Extensive gardens and grounds

In all about 2.35 acres

In all about 6,199 sq. ft.

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Situation

Schools

Holmewood House prep school
Brambletye school
Cumnor House
Tonbridge school
Sevenoaks school

Racing

Lingfield
Plumpton
Brighton

Golf

Royal Ashdown
East Sussex National
Piltdown
Holtye

There are wonderful walking and riding opportunities in the Ashdown Forest





Thurlstone

Thurlstone has been the subject of a comprehensive remodelling and refurbishment project, which was completed in 2019. The house gives the appearance of a complete new build however, parts of the original building remain. The property has been cleverly designed to maximise the space and natural light. The large open plan family areas combines with the more traditional reception rooms. An impressive balance is found between formal and informal areas and the ability to entertain on a large scale. The house is positioned to capture the views over the countryside and connects well with the garden and grounds. The design has the environment & low maintenance costs in mind. These include; use of solar power energy, full house mechanical ventilation of fresh air throughout, electric underfloor heating, a rain water harvests, LED low energy lighting throughout, insulation over and above the building regulations requirement, and the swimming pool is heated by an air source heat pump with the pool house having a sedum roof.

There are exceptional design features including a floating oak staircase, a double height dining room, vaulted ceilings in the bedrooms and a balcony to the master bedroom. Of particular note is the extraordinary open plan living space that incorporates the kitchen/breakfast/family/dining room, which also has views and access to the terrace and gardens beyond.

On the first floor, the feeling of space continues with a large landing, providing access to five consistently well-proportioned bedrooms, served by four bathrooms, three being ensuite. There is ample storage space including two large attic storage areas and outside there is a separate Coach House with a garage, gym and games room on the ground floor and a self-contained annexe above with bedroom, bathroom and a kitchen/living area.









Approximate Gross Internal Floor Area

House: 466.1 sq.m (5,017 sq.ft.)

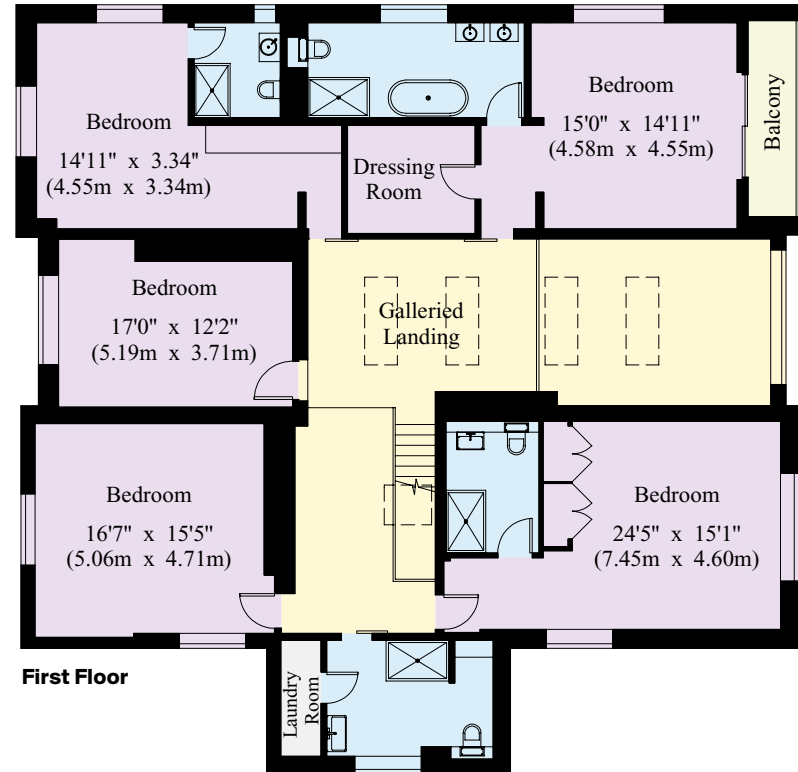
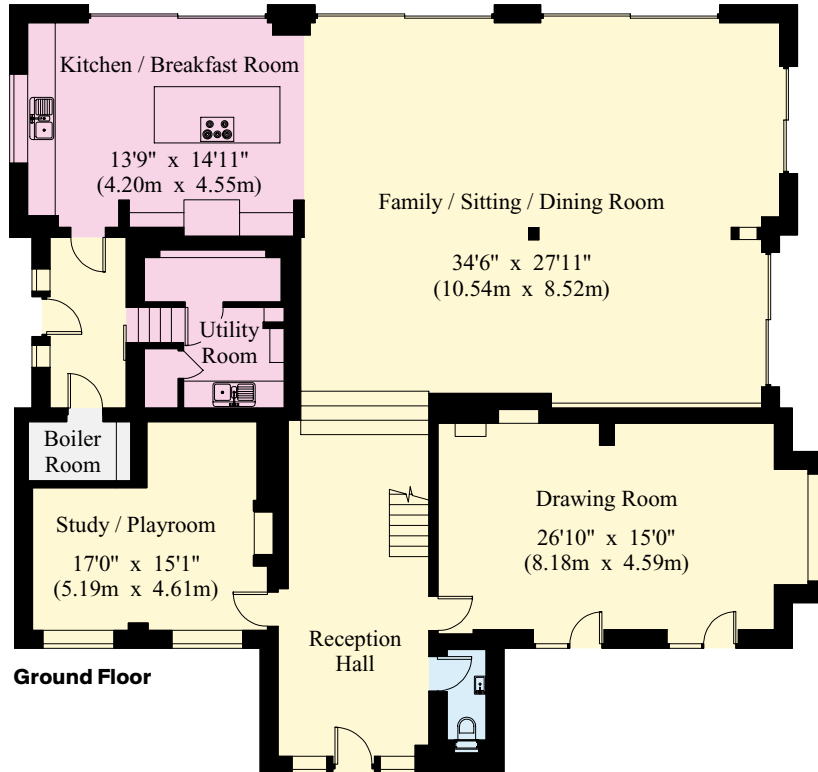
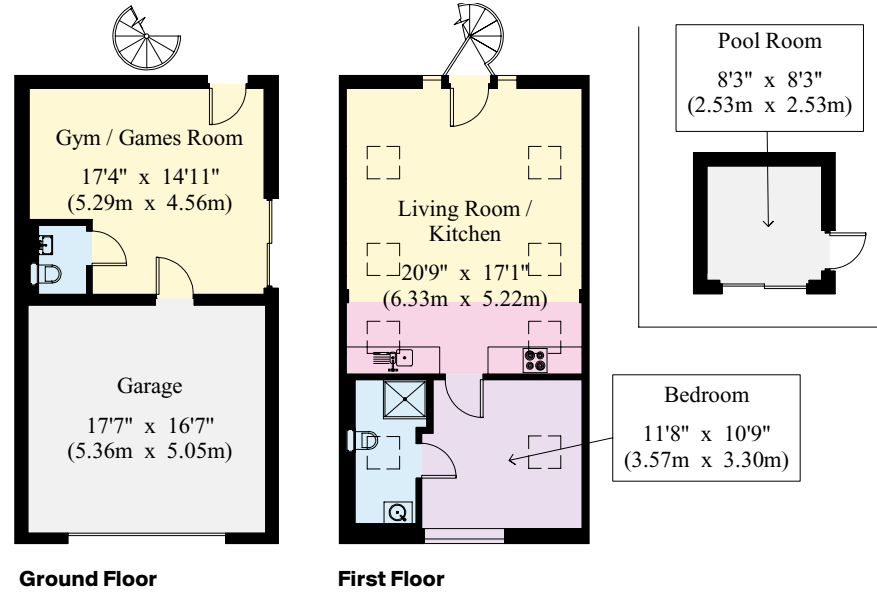
Garage / Flat: 103.3 sq.m (1,111 sq.ft.)

Pool House: 6.6 sq.m (71 sq.ft.)

Total: 576.0 sq.m (6,199 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Gardens

In all the gardens and grounds extend to approximately 2.35 acres. There is a terrace leading from the house to a formal lawn area which in turn leads down to an orchard and wild meadow. The gardens are substantial and well established. There is also woodlands and a composting area.

Local authority

Wealden District Council

Services

We are informed by the vendors that the property has mains electricity (supported by solar panels), main water and private cesspit. The property is heated by combination of electric underfloor heating, wood fire burners and electric wall panels with integrated thermostats and the swimming pool has an air source heat pump.

Directions (TN3 9TS)

From Tunbridge Wells proceed west on the A264 to Langton Green, continue through Langton Green past The Hare Public House on your right and take the next turning right after approximately 500 metres, staying on the A264 signed to East Grinstead. Remain on this road, passing Ashurst Station on the left and going under the railway bridge. After approximately a quarter of a mile, turn right onto Ironchurch Lane into Blackham and after approximately 300 metres the entrance to Thurlstone will be seen on the right hand side.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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