



Whetsted Road, Whetsted, Tonbridge

---



# Ploggs Hall, Whetsted Road, Whetsted, Tonbridge, Kent

A beautifully presented Grade II property which has been renovated to an exceptionally high standard, offering fantastic and well-balanced contemporary family accommodation with impressive views over the surrounding Kent countryside.

Five Oak Green 0.8 miles. Paddock Wood Station 2.6 miles (London Bridge from 44 minutes). A21 - 5 miles. Tonbridge 5.5 miles (London Bridge from 35 minutes). Tunbridge Wells 7 miles. M26 (Wrotham) 9.5 miles. M20 - 10 miles.

(All times and distances approximate)



**Tenure:** Freehold

**Local authority:** Tunbridge Wells Borough Council - Tel: 01892 526121

**Council tax band:** G

**Services:** Mains gas, water and electricity. Private Klargestar drainage.  
Swimming pool – air source heat pump





## The Property, Garden & Grounds

Ploggs Hall is a Grade II listed family house dating in part back to the 1700s, offering well-balanced and impressive accommodation with many period features such as exposed beams, wooden floors, and an inglenook fireplace.

The double-aspect drawing room with sumptuous wallpaper design offers a fabulous inglenook fireplace set against exposed brickwork with bressummer beam above; double doors lead out to the delightful garden. To the rear of the property is the spacious family room with high ceilings and large windows, providing a wonderful space for daily life and entertaining.

The impressive open-plan kitchen/diner is considered the heart of the house with exposed brickwork and beams, bespoke Bulthaup cabinets, and fully integrated Gaggenau and Neff appliances with Corian polished steel work surfaces; French double doors lead out to the terrace garden with a large pergola with wisteria providing the perfect backdrop for al fresco dining and entertaining. To note, there is a convenient utility room with a cloakroom located on the right-hand side of the entrance.

On the first floor there are five generously proportioned bedrooms, the large principal suite features a stylish en suite with roll-top bath and shower and a spectacular walk-in dressing room. There is also an attractive large family bathroom with copper slipper bath, double basin vanity unit, and separate shower.

The property is approached via timber electric gates leading to a large gravelled driveway with parking for multiple cars. The property features a delightful wildlife haven in the form of a pond with a small decked area, a large terrace area (accessible from the kitchen/diner), a swimming pool with its own terrace, a fantastic pergola, and a detached former stable currently used as an office and a gym, and a single roundel Oast with various uses but has great scope for more. In all the property extends to about 1.28 acres.





## Situation

The property is situated in a convenient position in the hamlet of Whetsted, close to the village of Five Oak Green which is widely regarded as the centre of hop growing in Kent.

Nearby Paddock Wood has a range of shops, including Waitrose, as well as a mainline station. Rail services are also available at Tonbridge and Tunbridge Wells with a regular service to London (London Bridge from 40 minutes via Tonbridge mainline station). A more extensive range of shopping, commercial and leisure amenities are available at the larger towns of Tonbridge, Tunbridge Wells and Maidstone.

The property is conveniently positioned for both the A21 at Tonbridge and for the M20 and M26 motorways at Wrotham providing links to the national motorway network. There is an excellent choice of schooling in the area, in both the state and private sectors, including The Schools at Somerhill in Tonbridge, Sevenoaks School and The Valance School in Sevenoaks, The Judd School and Tonbridge Grammar School in Tonbridge with a wide variety of grammar and public schools at Tunbridge Wells.

Leisure facilities include golf at a number of courses in the vicinity; riding and walking in the surrounding countryside; sailing and water sports at Haysden Country Park, Bewl Water and on the south coast.

## Directions (TN12 6SE)

From the A21 at Tonbridge, exit at the Pembury junction onto the A228 signposted Paddock Wood. Continue on the A228 (Pembury Northern Bypass/Maidstone Road) for 4.5 miles and then turn left onto Whetsted Road. After 0.2 of a mile, the entrance to the property will be found on the right hand side.

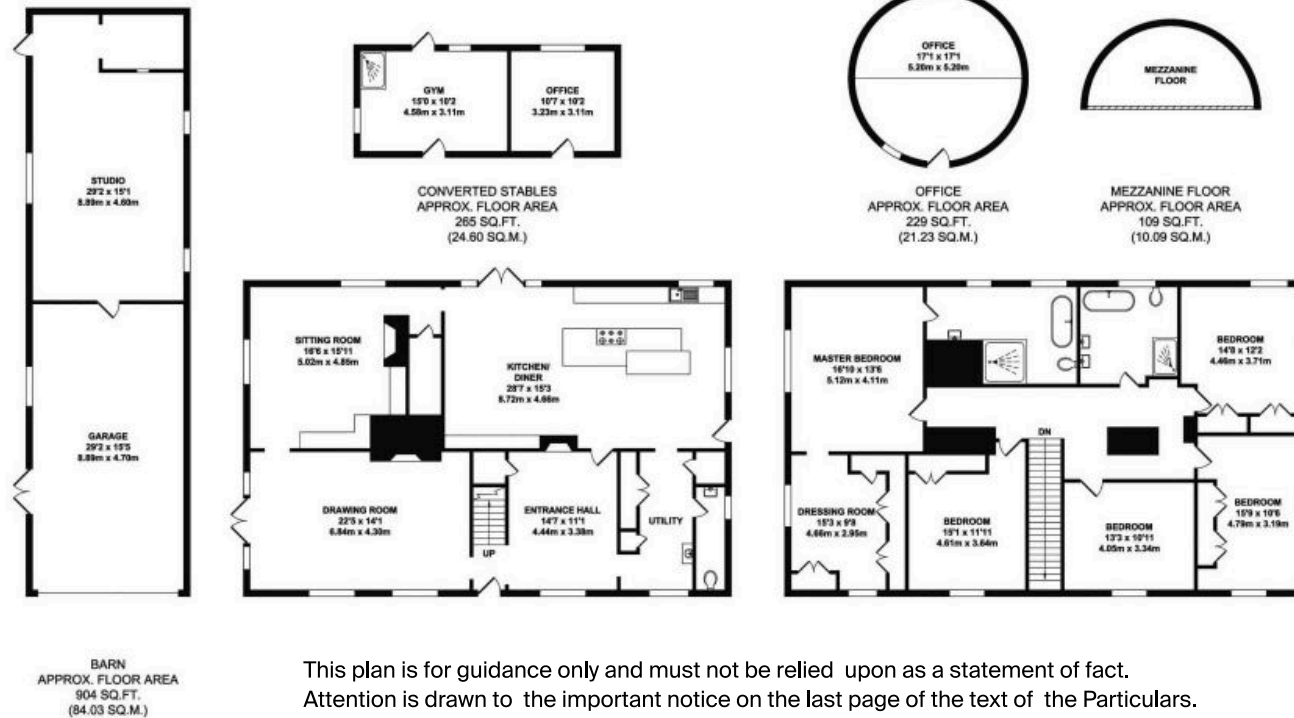
## Planning

The detached timber barn has lapsed planning for conversion to a two bedroom ancillary annexe (REF: 08/01371/FUL).





**Approximate Gross Internal Floor Area - House (including barn, stables, office)**  
**418.19 sq m / 4509 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.

Knight Frank  
 Tunbridge Wells  
 47 High Street  
 Tunbridge Wells  
 Kent TN1 1XL  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
 Ross Davies  
 01892 515035  
[ross.davies@knightfrank.com](mailto:ross.davies@knightfrank.com)



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.  
 Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.  
 Particulars dated March 2023. Photographs and videos dated March 2023.  
 Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

