

Great Budds House

Shipbourne, Tonbridge, Kent



 **Knight
Frank**





Great Budds House

Mote Road, Shipbourne, Tonbridge, TN11 9QD

A wonderful Grade II listed Country House with Oast House and Kent Barn, set in the most delightful gardens and grounds.

Sevenoaks 6 miles, Tonbridge 5 miles
Hildenborough Station 2.5 miles (25 minutes to London Bridge)
Central London 33 miles
(All distances and times are approximate)

Main House

Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Conservatory | Utility room

Principal suite with bedroom and bathroom | Seven further bedrooms | Two further bathrooms

Oast House

Hall | Sitting room | Games room | Living room | Two bedrooms | Bathroom

Magnificent timber framed Kent Barn with stables | Granary | Heated swimming pool | Tennis court
Extensive garaging | Delightful gardens and grounds | Paddocks and woodland

In all extending to 14.40 acres

Main House 5,150 sq. ft.

Oast House 2,832 sq. ft.

Barn 3,313 sq.ft.

Granary and Cart store 1,121 sq. ft.

Garage 488 sq. ft.

Total: Approximately 12,904 sq. ft.

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Location

Great Budds House is an outstanding country property, ideally set up for modern family living. It offers all the amenities for country living, and is located in the most idyllic rural position. It sits in a Conservation Area and an Area of Outstanding Natural Beauty. It is surrounded by open countryside and located equidistant from three of the most sought-after villages in the area: Shipbourne, Ivy Hatch and Underriver. It is also conveniently located for the key local centres of Sevenoaks, Tonbridge and Hildenborough.

Trains

Hildenborough Train station 2.5 miles (London Bridge from 35 minutes and London Charing Cross from 42 minutes)
Sevenoaks Train Station 6 miles (London Bridge from 25 minutes, Cannon Street 32 minutes)

Airports

Gatwick airport 30 miles
Heathrow Airport 52 miles

Motorways

M25 8 miles
M20 12 miles





Schools

Granville, Sevenoaks
Judd School, Tonbridge
New Beacon, Sevenoaks
Russell House, Otford
Sevenoaks School
Schools at Somerhill, Tonbridge
Solefield, Sevenoaks
St. Michael's, Otford
Tonbridge School
Tonbridge Grammar School
Walthamstow Hall, Sevenoaks

Golf

Nizels, Hildenborough
Wildernes, Sevenoaks
Knole Park Sevenoaks

Horseracing

Lingfield

Outdoor activities

There are excellent walks and riding on the network of footpaths and bridle paths across the rolling countryside accessed from Mote Road.

Great Budds House

Great Budds House is a handsome Grade II listed hall house, set back from Mote Road and constructed of brick and part tile hung elevations under a tile roof with a Georgian façade to the south. The accommodation is arranged over three floors and extends to over 5,000 sq. ft. and offers a great balance between formal and informal accommodation. The accommodation has many interesting period features including a fine Inglenook fireplace in the drawing room, exposed timbers and high ceilings. The property is south facing with light rooms having views over the gardens and farmland beyond.



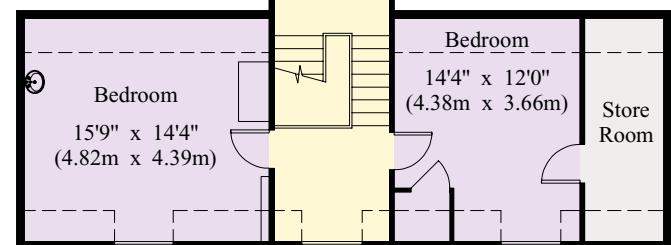
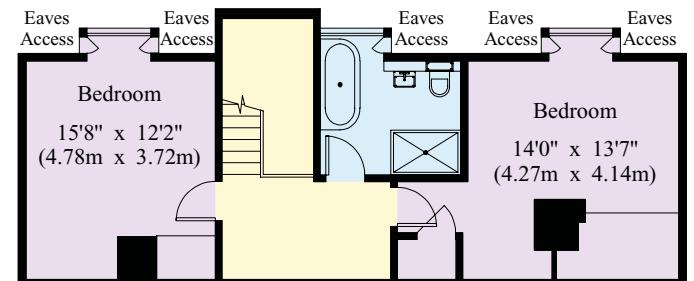
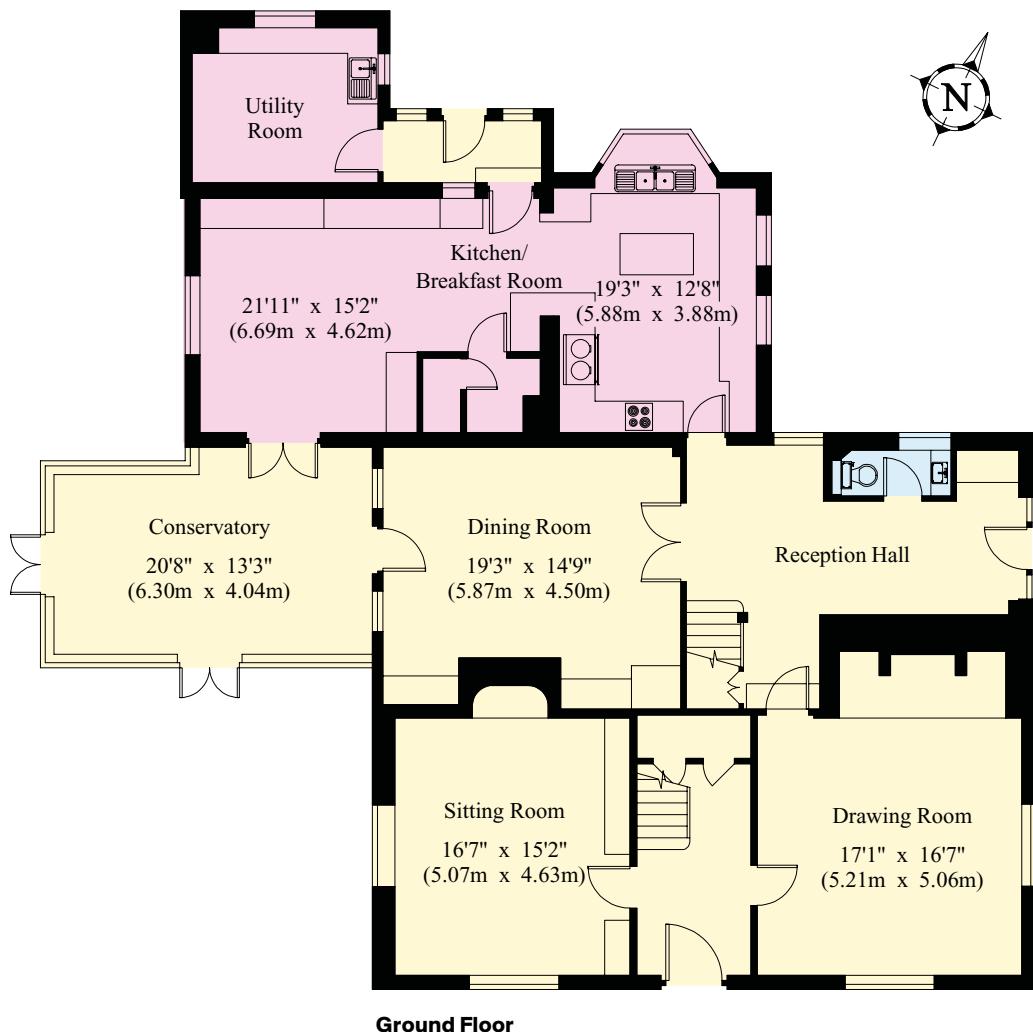


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area

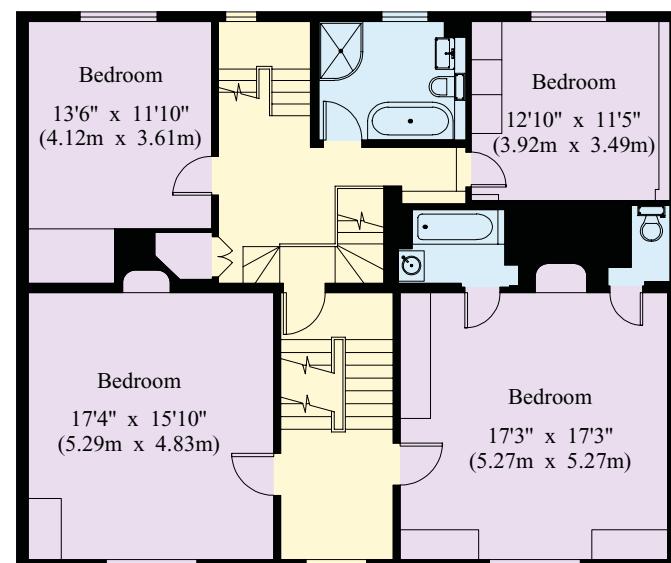
House: 478.5 sq.m (5,150 sq.ft.)

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.



Second Floor

----- Restricted Height



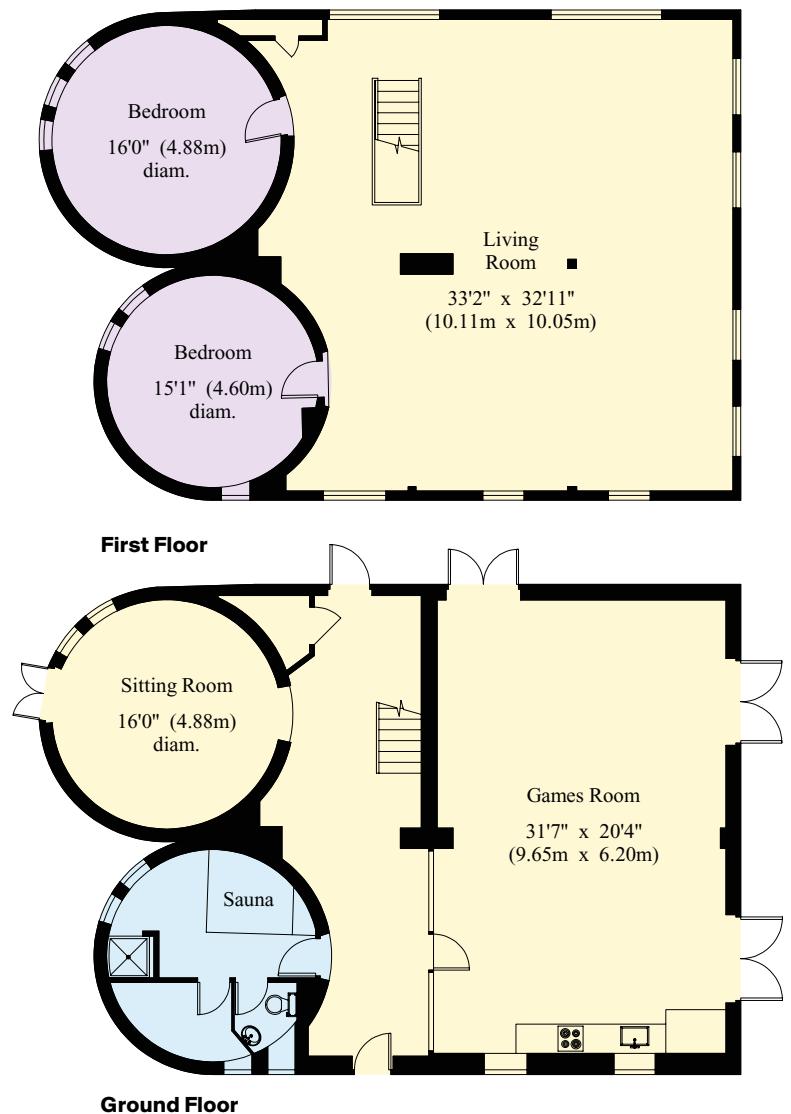
First Floor



Oast House

The oast house is positioned to the west of the main house and constructed of brick and part tile hung elevations under a tile roof. The accommodation is arranged over two floors, extending to 2,832 sq ft. and provides versatile accommodation. It is currently arranged with a full sized billiard room and table, swimming pool changing room

facilities and shower, sauna and a round garden sitting room/study. On the first floor are two round bedrooms and a very extensive living room with exposed beams. This could be adapted for a multitude of uses, including an independent dwelling (see planning paragraph).

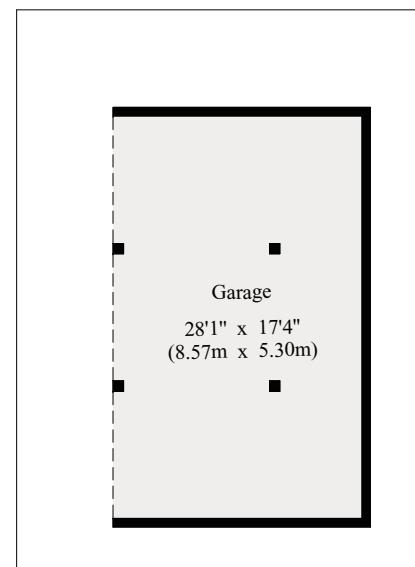


Approximate Gross Internal Floor Area

Oast: 263.1 sq.m (2832 sq.ft.)

Garage: 45.4 sq.m (488 sq.ft.)

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Outbuildings

Positioned to the northwest of the main house are some wonderful timber framed barns which form three sides of a courtyard set around a central croquet lawn. The main barn is an historic timber framed Kent barn extending to over 3,000 sq. ft., making it ideal for entertaining on a grand scale. It could be adapted for a variety of uses, including an independent residence (see planning paragraph). The courtyard is completed by stables and two further barns.



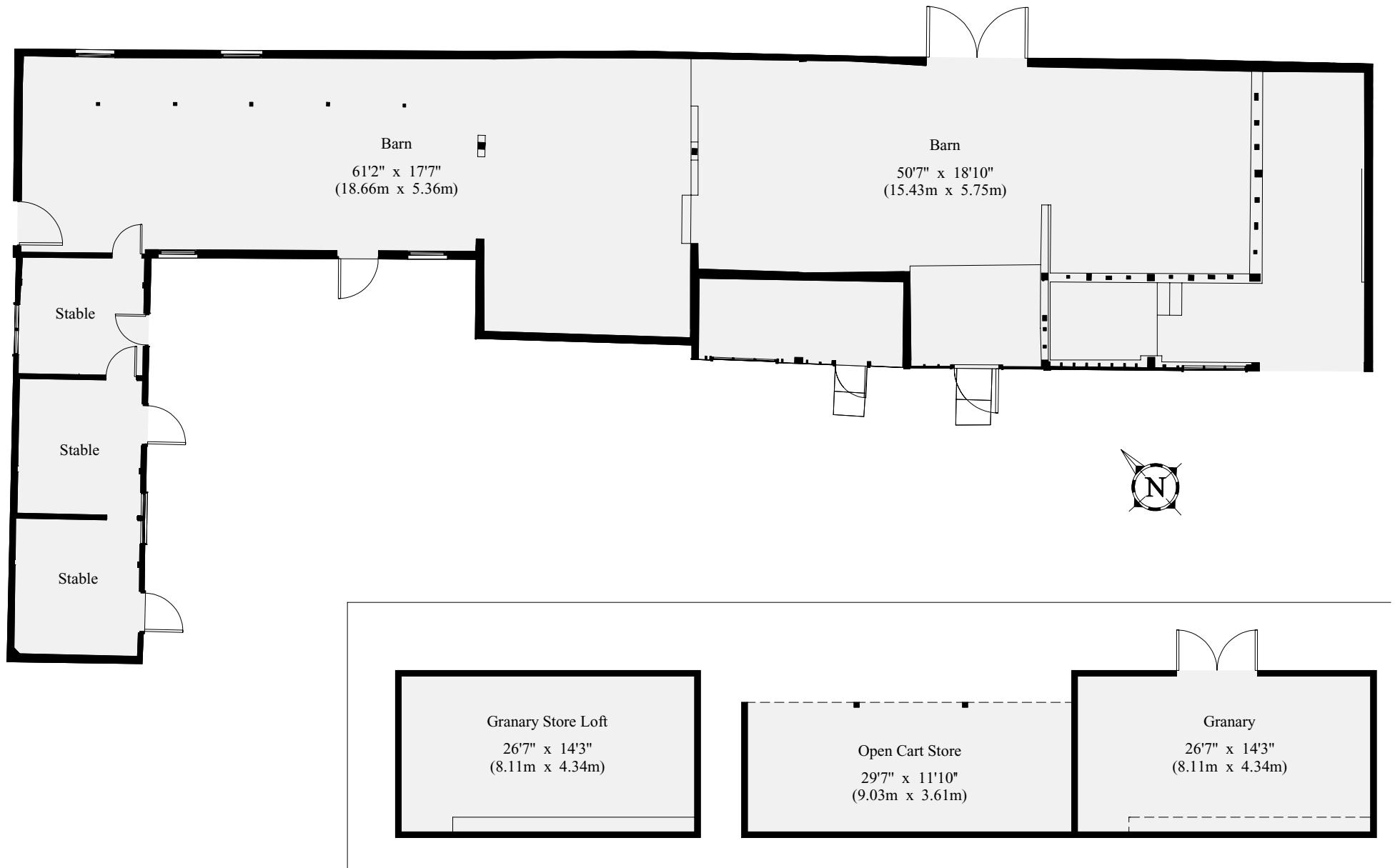
Approximate Gross Internal Floor Area

Barn: 307.8 sq.m (3,313 sq.ft.)

Granary and Cart Store : 104.2 sq.m (1,121 sq.ft.)

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Gardens and grounds

The gardens and grounds are an important feature of Great Budds and form the most delightful setting, complementing the house extremely well. A long gravel drive leads to a large parking and turning area to the rear of the house and giving access to the garages. It enjoys a stunning well-maintained garden with many established specimen trees, shrubs and flower beds, orchards, woodland walk, and a pretty Victorian style greenhouse. The gardens encircle the property and include a swimming pool and tennis court.

This country property is set in 14 acres of gardens and grounds, including fenced and watered paddocks.



Services

Oil fired central heating, mains electricity and water. Private drainage. Gigaclear ultra-fast glass fibre broadband.

Planning

Planning and listed building consent has been granted for the conversion of the oast and barn for residential use. Reference number TM/17/03471/FL and TM/17/03472/LB











Rights of way

There is public footpath running along the northern boundary. This is identified on the boundary plan as a dotted line.



Directions – TN11 9QD

From the M25 head south on the A21 and at the second intersection, fork left onto the slip road signed A225 to Sevenoaks. Take the exit at the roundabout signed Hildenborough onto the B245. After about 2 miles turn left into Mill Lane just before Mill Garage, and after 0.6 miles, turn right into Vines Lane. After 0.3 miles, turn left at the next junction into Riding Lane signed to Shipbourne.

Proceed for approximately 1 mile to the end of Riding Lane then turn right heading towards Shipbourne. After approximately 0.25 miles, turn left into Mote Road. Great Budds will be found on the left hand side after approximately 400 yards.

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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