

An aerial photograph of a large, well-maintained estate. In the foreground, a green tennis court with white lines is visible, enclosed by a black safety fence. Behind the court is a large, manicured lawn. In the middle ground, there is a large, two-story brick house with a dark tiled roof and several dormer windows. To the left of the main house is a smaller, dark-colored building with a similar roof. The estate is surrounded by lush green trees and a dense forest in the background. A gravel driveway leads to the main house. The overall scene is bright and sunny, with clear blue skies.

Franks Hollow Road, Tunbridge Wells, Kent

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Set in one of the most picturesque positions, The Cottage is considered somewhat of a sanctuary, offering beautifully presented and characterful accommodation, with outstanding views of the surrounding Kent countryside.

### Situation

Set in beautiful rolling Kent countryside, The Cottage is located just under a mile from the village of Bidborough, with its village shop which provides for all day to day needs, church, garage and the well renowned pub and restaurant, The Kentish Hare. The much larger towns of Tonbridge and Tunbridge Wells are a short drive away where more extensive shopping and leisure facilities can be found.

The area has excellent road and rail links from M25, A21 and A26 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Nearby Tonbridge station provides mainline service with regular trains to London Bridge, Waterloo and London Charing Cross with journey times from 42 minutes.

There are numerous good schools in the area, including Tonbridge, Kent College, Judd, Benenden, Skinners, Sevenoaks Walthamstow Hall, Tonbridge Grammar and Tunbridge Wells Grammar School for Girls, as well as a good range of Prep schools including, Somerhill, Holmewood House and Rosehill School. Bidborough Primary School is also located a short distance away.

Sporting and recreational interests in the area are well served with horse racing at Lingfield Park, golf at Hever Castle and Nizels. Sailing and fishing are also available nearby; sailing at Bewl Water and Bough Beech Reservoir, and fishing at Chipstead Lakes. There is an abundance of country walks, cycling and riding to be had in the surrounding area.



## Distances

Bidborough 0.6 of a mile, Tonbridge Station 2.9 miles (London Bridge from 42 minutes), Tunbridge Wells 4.4 miles, The Pantiles 4.1 miles, A21 (Pembury) 8.8 miles, London 43.7 miles (All times and distances approximate)

## Directions (TN3 0UB)

From St Johns Road (A26) head north towards Southborough and after 1.2 miles take the next left onto Speldhurst Road. Continue along this road for 0.9 miles and then turn right onto Stockland Green Road, after 0.5 miles turn right onto Frank's Hollow Road. Continue down this track where the property can be found after a short distance on the left-hand side.





## The Property

The Cottage is a beautiful country home dating back to the 1800s, with later additions, offering over 4000 sq. ft of well-proportioned and impressive family accommodation with an abundance of characterful features. The property features a swimming pool, tennis court, annexe, various outbuildings, and a large private driveway with parking for multiple cars.

The front door opens into a porch, leading to a light and airy entrance hall, providing access to the principal living areas and a convenient cloakroom. The well-proportioned accommodation includes a spacious sitting room with a working feature fireplace, large windows overlooking the grounds, and a door to the outside. The charming country-style kitchen has extensive base and wall-mounted units, an Aga cooker, and a central island. There is also a delightful family area with French doors leading out to the terrace, offering a great area for day-to-day life and entertaining. Also of note, there is a separate dining room, a delightful study, a laundry room and convenient storage spaces located throughout.

There are five generous-sized bedrooms located across the first floor, with a large family bathroom. The principal bedroom with a large bay window, benefits from a walk-in dressing room and an en suite bathroom.

In addition to the main house there is a detached one bedroom annexe providing approximately 397 sq ft of accommodation, with a living room, bathroom and cellar.

The property is approached via a gated gravel driveway that leads to the front of the house. The fabulous garden and grounds are a fantastic feature of this property and are cleverly divided into various sections to make great use of both space and stunning countryside views.

The property features a delightful wildlife haven in the form of a pond, an 8 ft deep lined swimming pool with paved surrounding, a hard tennis court, and additional lawned areas. The garden itself is mainly laid to lawn with a multitude of mature trees and leads on to the fields and woodland. In all, the property extends to about 2.148 acres (verified).

## Property information

Services Mains water, electricity, and drainage. Oil fired central heating.  
Annexe: Calor gas central heating.

Local Authority Tunbridge Wells Borough Council Tel:  
01892 526121.

Council Tax Band F

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP





**Approximate Gross Internal Floor Area**

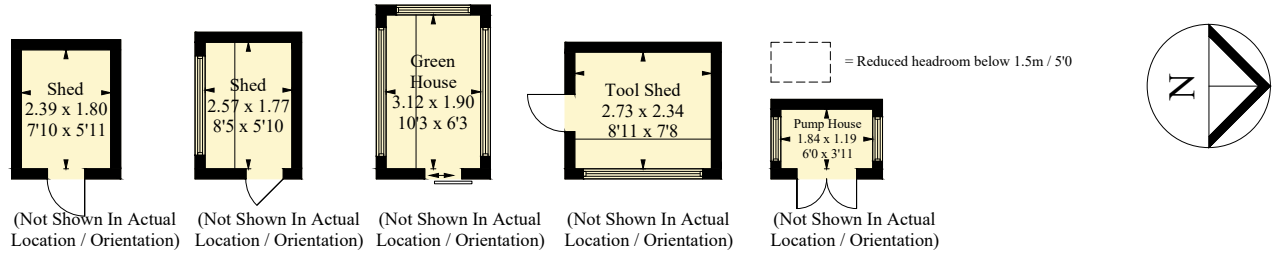
**Main House = 265.8 sq m / 2,861 sq ft (Including Voids)**

**Cellar = 16.7 sq m / 180 sq ft**

**Annexe = 36.9 sq m / 397 sq ft**

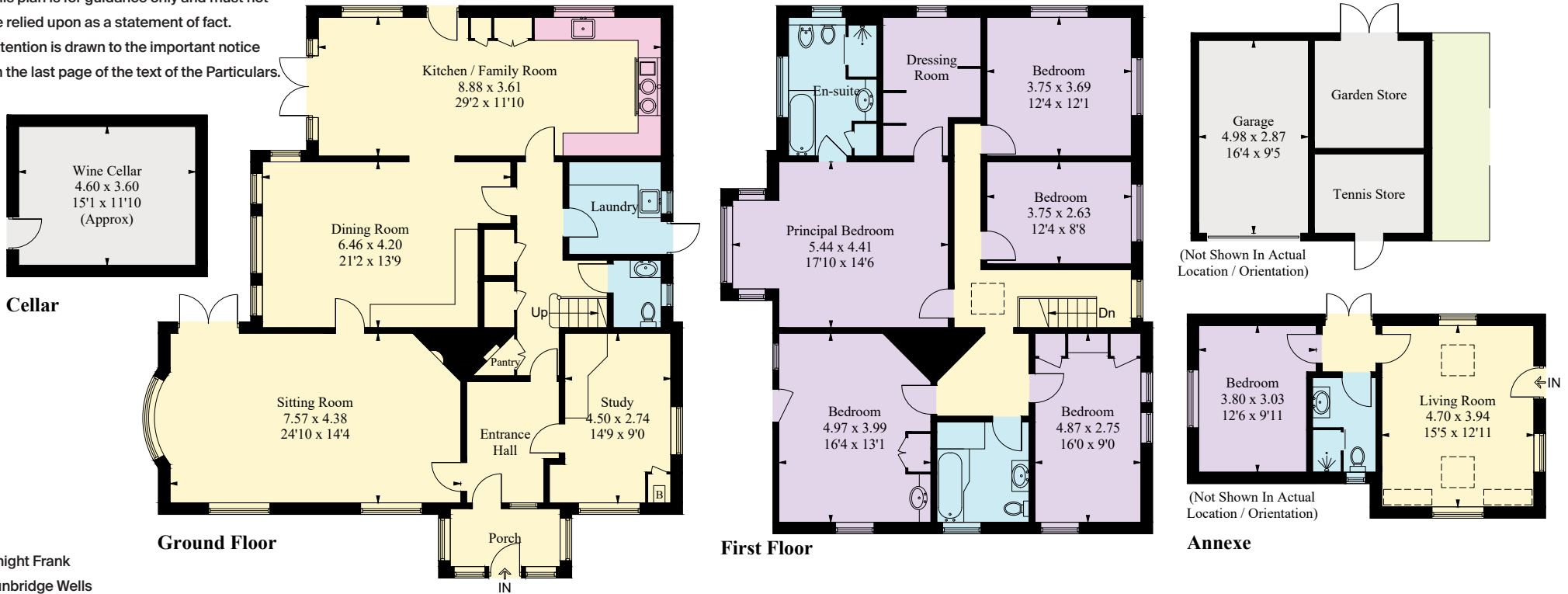
**Outbuildings = 52.6 sq m / 566 sq ft**

**Total Area = 372 sq m / 4,004 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.



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