

Benhall Mill Road, Tunbridge Wells



Benhall Mill, Tunbridge Wells

A wonderful family home in a beautiful semi-rural location under 3 miles from the centre of Tunbridge Wells. The property offers impressive accommodation with fantastic views and a stunning pond within the grounds.

Tunbridge Wells mainline station - 2.7 miles. Frant station - 1.3 miles. The Pantiles - 2.3 miles. M25 (J5) - 15 miles. A21 (Pembury) - 3.2 miles.

(All times and distances are approximate)



Guide price: £2,000,000

Tenure: Available freehold

Local authority: Wealden District Council: 01323 443322

Council tax band: G

Services: Mains water, electricity and private drainage. Oil-fired central heating.









The Property

This superb detached family home offers well-proportioned and impressive accommodation with good ceiling heights and many period features such as beautiful fireplaces. The entrance door opens into the utility/boot room which is exceptionally useful. This leads through to the study and the formal reception hall with beautiful detailed wooden panelling on the walls, floorboards and a log burner, recently fitted by the current owners. The kitchen/dining room is a fabulous space with a range of wall and base units, electric Aga, kitchen island and a brilliant space for dining and entertaining guests. The formal drawing room is the most incredible size with a rounded bay window with spectacular views across the pond. On this floor there is also a sitting room with an inglenook fireplace and logburner, a utility room and a w.c.

The first floor houses all of the six double bedrooms. The principal suite is double aspect with phenomenal views across the pond and countryside, a dressing room, a balcony, and a well appointed en suite bathroom. There are five further bedrooms, two with en suite bathrooms and built in wardrobes and a recently renovated family bathroom, finished to an exceptional standard.

Gardens and Grounds

The house is approached via a gated entrance with a private driveway with parking for several cars. There is a double garage and garden store attached to the house. The gardens and grounds are magnificent and surround the entirety of the house. They are a particular feature of the property and include formal gardens, a multitude of mature trees, shrubs and plants, paved and gravel walkways, a boat house and of course, the stunning Mill pond with waterfall and fountain. There is also a summerhouse, currently being used as a gym.





Situation

The property is situated in a prime, semi rural location, just under 3 miles from Tunbridge Wells town centre. Tunbridge Wells provides a comprehensive range of shopping facilities in Royal Victoria Place as well as numerous boutiques, jewellers, art galleries and independent cafes and restaurants on the historic high street and famous Pantiles.

Leisure activities in the town include the Nevill Cricket Ground, Nevill Tennis Club and Nevill Golf Club, Dunorlan Park with its attractive boating lake, Tunbridge Wells Common, and walking, cycling, fishing and sailing at Bewl Water.

Tunbridge Wells mainline station offers regular services to London Charing Cross and Cannon Street (via London Bridge and Waterloo East) in under the hour.

Well-regarded schools in the area include primaries in Frant and Tunbridge Wells and Holmewood House (Langton Green), Rose Hill and The Mead preparatories. At senior level, Mayfield School for girls, Kent grammar schools in Tunbridge Wells and Tonbridge and public schools in Tonbridge, Sevenoaks and Eastbourne.

Directions (TN3 9AE)

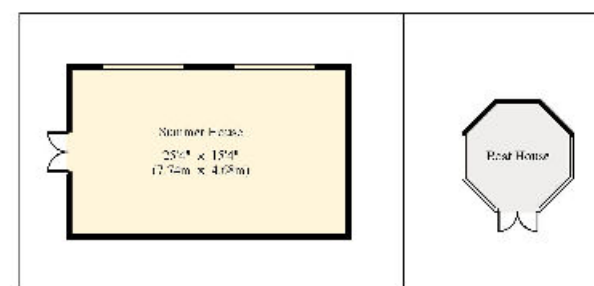
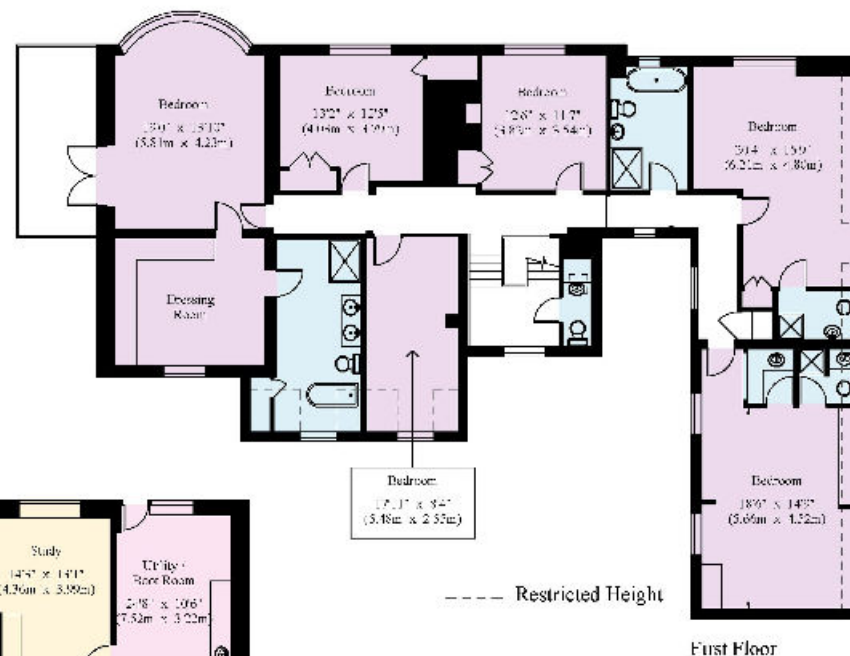
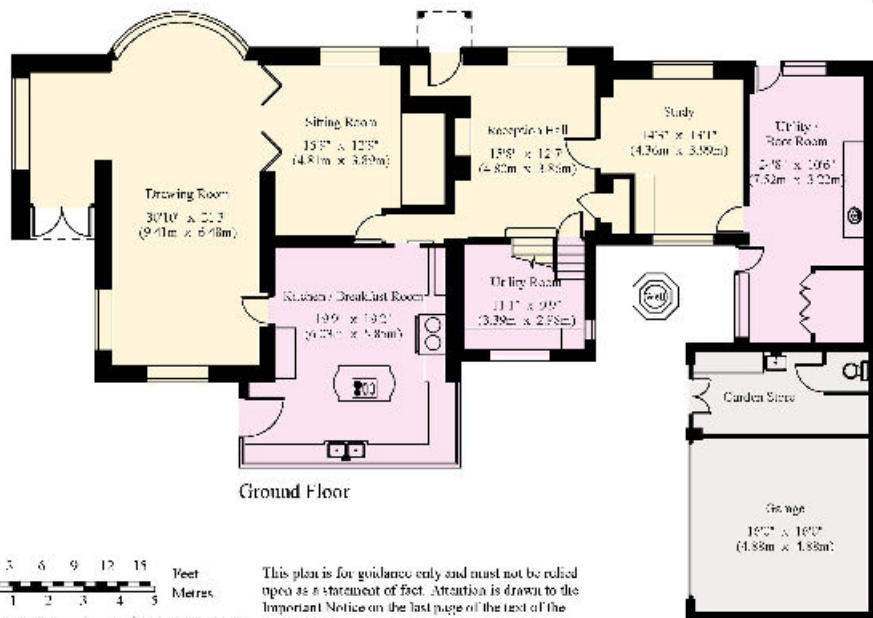
From Tunbridge Wells proceed south on the Frant Road (A267) from the Pantiles roundabout. After about half a mile, by The Bull pub, turn left into Birling Road and then left again to stay on Birling Road. At the end of Birling Road turn left to join Forest Road and then take the next right into Benhall Mill Road. Continue along Benhall Mill Road for about 1.3 miles, passing the entrance to the Nevill golf course, and Benhall Mill will be found on the right hand side just before you reach the Hawkenbury road.







House - Gross Internal Area : 396.1 sq.m (4263 sq.ft.)
 Garage - Gross Internal Area : 36.3 sq.m (390 sq.ft.)
 Summer House - Gross Internal Area : 35.7 sq.m (384 sq.ft.)
 Boat House - Gross Internal Area : 7.1 sq.m (76 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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I would be delighted to tell you more

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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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Particulars dated Spetember 2022. Photographs and videos dated September 2022.

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