



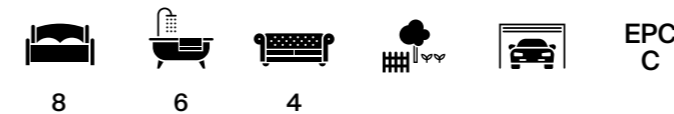
Lake House, Knowle Road, Brenchley, Kent



A stunning, contemporary family house offering beautifully presented and substantial accommodation in excess of 7100 sq ft with fantastic views over the surrounding countryside.

Situation

The property is situated on the edge of the popular Wealden village of Brenchley and within the High Weald Area of Outstanding Natural Beauty. Brenchley has amenities for everyday needs including a butcher, Post Office, primary school, dentist, doctors' surgery, sports clubs and pubs. Nearby Paddock Wood offers a wider range of shopping facilities, including Waitrose, and a mainline station with a regular service to London. The larger towns of Tunbridge Wells and Tonbridge have a broader range of restaurants, commercial, shopping and leisure facilities. The A21 at Kipping's Cross provides access onto the M25 and national motorway network, London Gatwick and Heathrow airports, the Channel Tunnel and ferry ports. There are a good number of well-regarded schools in the area including The Schools at Somerhill, Tonbridge School, Holmewood House Preparatory at Langton Green, Kent College (girls) at Pembury and grammar schools in Tonbridge and Tunbridge Wells (girls and boys). Leisure amenities in the area include golf at a number of interesting courses; walking, cycling and riding the surrounding countryside; sailing and water sports at Bewl Water and on the south coast.



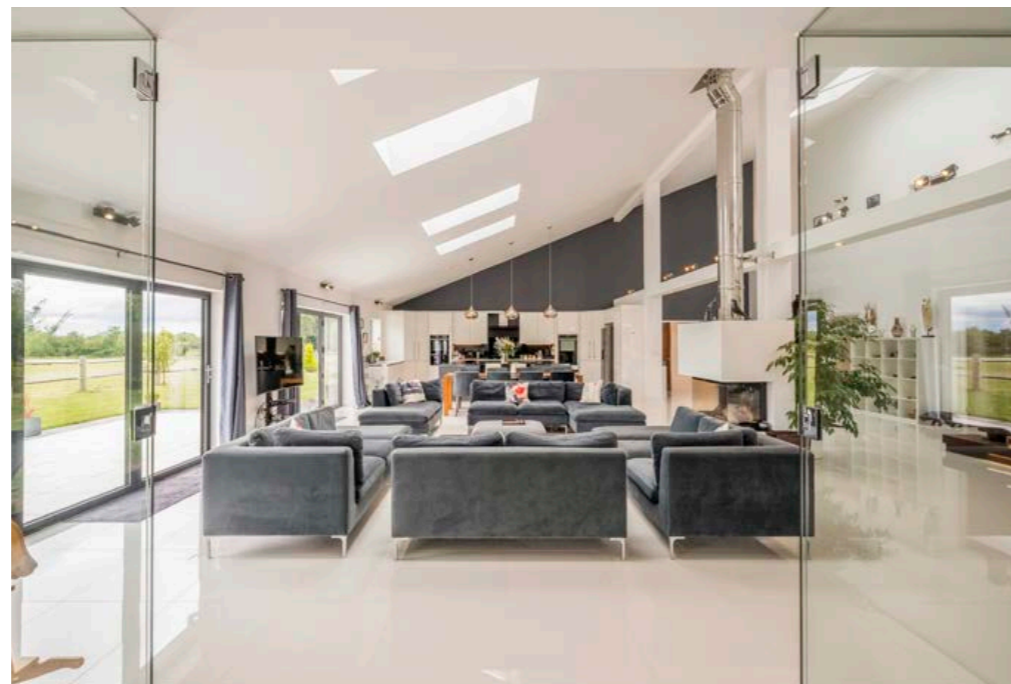
Lake House

Lake House is a stunning converted barn providing beautifully presented and substantial accommodation, in excess of 7,000 sq ft, with fabulous views over the surrounding countryside. This energy efficient detached property was converted by the current owners to a very high specification and includes top quality fixtures and fittings and meticulous attention to detail. Internally, the front door opens into a vaulted entrance hall leading on to a magnificent open-plan kitchen/family/sitting room with a wonderful vaulted ceiling and mezzanine balcony as well as two sets of bi-fold doors opening out to the garden. The beautifully appointed kitchen is located at one end and includes a range of bespoke fitted wall and base cupboards with integrated appliances, central island and space for dining table. Double doors lead through to a double aspect snug with window to the front and double doors to the garden. Off the kitchen, there is a w.c., plant room, utility room and attractive wine store with fitted cupboards, fridge and cocktail area. To the front of the house there is a dining room with doors opening to the garden as well as double doors leading through to a spacious, double aspect lounge with a window to the front and double doors to the garden. Accessed from the kitchen, a rear hall gives access to a shower room and four ground floor bedrooms (one with an en suite shower room).

On the first floor, the fabulous mezzanine balcony gives access to four further bedrooms, all with en suite shower/bathrooms and two of which have en suite dressing rooms. The balcony leads on to a fantastic galleried sitting area with views over the open-plan reception space below as well as windows to the front and side. From the galleried sitting area, an impressive hardwood spiral staircase leads up to a further galleried area on the second floor creating the perfect space for a games room or additional sitting/family room.

Distances

Brenchley village 1.4 miles. Paddock Wood mainline station 1.8 miles (London Bridge from 41 minutes). A21 (Kipping's Cross) 4.1 miles. Tonbridge station 7.3 miles (London Bridge from 32 minutes). Tunbridge Wells 8.4 miles. Maidstone 11.2 miles. Sevenoaks 15.4 miles. M25(J5) 18 miles. Rye 27 miles. Gatwick airport 32 miles. London 42 miles.
(All times and distances approximate)







Gardens and Grounds

The house is approached via a five bar gated entrance over a driveway leading to the house, detached triple garage and parking area. The gardens and grounds surround the house on three sides and are laid to lawn, edged by mature trees and bushes. To the side of the house there is a large paved terrace, ideal for al fresco dining, with wonderful views over the surrounding countryside. To the rear of the house there is a further terraced area as well as a detached summer house/ studio.

Directions (TN12 7BQ)

From Tunbridge Wells, head south on the A21 towards Hastings. At the Kipping's Cross roundabout, take the first exit onto Maidstone Road (B2160). Continue for 1.7 miles, then turn right (opposite The Poet pub) onto Brenchley Road (which becomes Crook Road). After 1.6 miles, turn left onto Knowle Road and the entrance to Lake House will be found after 0.1 of a mile on the left-hand side.

Property information

Services Mains water and electricity. Ground source heat pump heating. Private drainage.

Local Authority Tunbridge Wells Borough Council
Tel. 01892 562121.

Council Tax Band H

Tenure Freehold

Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Main House: 662.6 sq m / 7,132 sq ft (Excluding Void)

Garage: 59.7 sq m / 643 sq ft

Total: 722.3 sq m / 7,775 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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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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