

Court Lodge

Groombridge, Tunbridge Wells





Court Lodge

Groombridge, Tunbridge Wells, TN3 9PS

Tunbridge Wells 4 miles (London Bridge 50mins/London Charing Cross 55 minutes), Tonbridge 9 miles,
Hildenborough Station 9 miles (London Charing Cross 34 minutes), Gatwick airport 9.5 miles,
Central London 48.2 miles, M25 (J5) 26 miles (Distances and times are approximates)

A magnificent tudor country house in exquisite gardens.

Reception hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Study | Laundry room | Wine cellar | Boiler room

Principal bedroom suite with dressing room and bathroom | Five further bedrooms | Four further bathrooms

Garage/workshop | Studio (formerly a chapel)

Beautiful mature gardens incorporating upper and lower south facing terraces

Extensive lawns | Parterre garden | Japanese knot garden | Pond | Swimming pool with pool house | Tennis court

Wild meadow garden and pasture land

Approximate gross internal area:

Main house 6,079 sq ft

Studio (formerly a chapel) 223 sq ft

Garage 298 sq ft

Pool house 149 sq ft

Total 6,749 sq ft

In all about 16.77 acres

Tunbridge Wells
47 High Street,
Tunbridge Wells,
Kent TN1 1XL

Tel: 01892 772 942
simon.biddulph@knightfrank.com



knightfrank.co.uk

Country Department
5 Baker Street
London, W1U 8AN

Tel: 020 7861 5155 / 020 3866 7826
edward.rook@knightfrank.com /
charlotte.hall@knightfrank.com



Situation

Court Lodge is ideally positioned to the western edge of Groombridge village, enjoying both the privacy of a country house and the sense of community of a village house.

Groombridge is an eminently popular village situated just four miles to the south west of Tunbridge Wells. It retains many valuable village amenities, such as a post office, baker, convenience store, two public houses, doctors' surgery and St. Thomas's Primary School.

The property provides an excellent base for many schools for all age groups. Local preparatory schools include Holmwood House, Ashdown House, Brambletye and New Beacon. Independent secondary schools include Tonbridge, Sevenoaks, Mayfield, Worth Abbey and Benenden. There is also Tunbridge Wells Grammar School and Judd.

Tunbridge Wells provides a wide-ranging and appealing choice of shopping facilities with many major national stores in Royal Victoria Place and numerous boutiques, jewellers

and art galleries in the historic high street and famous Pantiles.

History

Court Lodge has a rich history. It was once part of a medieval manor house in Udimore, East Sussex, the manor being owned for hundreds of years following the Norman Conquest by the Etchingam family. It is thought to have been built by Sir John Elrington, second husband of Margaret de Etchingam, who also owned the manor at Dixter near Northiam and was granted a licence to fortify both estates by King Edward IV in 1479. When the house was seen in 1912 by Lawson Wood, a famous artist of the day, it was a rare surviving example of its kind in the South East of England. The owner was only willing to sell the building to Wood, not the land which was being farmed, so Wood carefully dismantled the building with an Eastbourne architect and reassembled it 30 miles away in





Groombridge, an extension being added in 1919 and the Arts and Craft gardens around the house being laid out at the same time. Wood used the current Drawing Room as his studio. In the 1950s the house was owned by Dorothy Kerin, who founded a spiritual sanctuary on the adjoining Burrswood estate and built a chapel in the grounds of Court Lodge.

Court Lodge

There is a fine quality running throughout Court Lodge. It is a wonderful Grade II* listed house which has been cherished and enhanced by its current owners. It commands an idyllic, elevated position allowing full enjoyment of its beautiful south facing gardens and grounds.

The main house is constructed in an L-shape, of brick, exposed timbers and part tile-hung elevations under a tiled roof. The accommodation is arranged over two floors and extends to over 6,000 sq. ft with superb ceiling heights throughout. Today it still maintains its character, while being sensitively adapted for modern day living. The arrangement of the accommodation can be found on the floor plan within the brochure. Of particular note are the open truss vaulted timber ceilings found in many first floor rooms, providing a lovely feeling of space and grandeur. The main reception rooms are beautifully presented and face south, providing light and views over the gardens. There is a good balance between formal and informal areas making it ideal for both entertaining and family living.



On the first floor, the bedrooms have been positioned to exploit the views over the gardens and grounds. There is a generous principal suite with dressing room and bathroom. There are five further bedrooms served by three bathrooms, all of a consistently good size.



Approximate Gross Internal Floor Area
Main House: 564.8 sq m/ 6,079 sq ft
Chapel: 20.8 sq m/ 223 sq ft
Garage: 27.7 sq m/ 298 sq ft
Pool House: 13.9 sq m/ 149 sq ft
Total: 627.2 sq m/ 6,749 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



Gardens and grounds

The quality of the property extends throughout the gardens and grounds, which have been enhanced substantially over the years and complement the house well. To the east of the house is a timber framed garage and workshop together with a separate studio, which has recently been refurbished and could be put to a variety of uses including gym or secondary accommodation subject to the necessary consents. Accessed from the south of the house are the upper and lower terraces, ideal for entertaining and al fresco dining. Each area of the garden has been carefully designed, bringing a richness of colour and interest. Specific areas include a parterre garden, Japanese knot

garden and an abundance of beautiful herbaceous borders, with topiaried box and yew hedging, providing further structure. The gardens include all the amenities associated with country living including a swimming pool with pool house, a hard tennis court and large lawned area. There is also a substantial pond with surrounding rock garden, which can be enjoyed from several seating spots, and a woodland area. The gardens also benefit from a pumped irrigation system which utilises natural rain and spring water. To the northern side of the lane is an additional paddock down to pasture, suitable for the grazing of horses or livestock. In all the gardens and grounds extend to 16.77 acres.

