



Isoblel's Stables, Tonbridge Road, Bough Beech, Kent TN8 7AT  
Guide: £950,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





**\*Detached New Build Timber Oak Framed  
Single Storey Property in Rural Setting  
\*Four Bedrooms \*Open Plan Living/Kitchen/Dining  
\*Gardens & Paddock**

**DESCRIPTION**

Newly built stunning timber frame home encompassing open plan living in a rural setting with paddock and garden. Ideal for those looking for equestrian facilities. Additional paddock available by separate negotiation. Approached through double electric gates over a gravel driveway. Isobel's Stables is an oak framed four bedroom property with paddock to the rear. All set within delightful grounds and gardens enjoying views over the surrounding countryside.

**ACCOMMODATION**

- Isobel's Stables is a newly constructed oak-framed single storey property featuring underfloor heating throughout and oak beams. The bright and spacious open plan living area is in the heart for the home, flooded with light from the dual aspect windows and dramatic glass roof lantern. It includes a well-appointed hand painted kitchen with composite stone worktops built in double oven and fridge freezer and a large island unit incorporating a breakfast bar and induction hob. The spacious adjoining sitting and dining area with a wood burning stove is ideal for relaxing and entertaining. Bifold doors seamlessly connect to the outdoors and open onto a paved terrace that overlooks the gardens.
- There are four double bedrooms with vaulted beamed ceilings and with two Jack & Jill shared bathrooms, one with bath and the other with a walk-in shower.
- Surrounding the property are delightful gardens with picturesque views of the countryside and fields.
- Paddock to the rear of the property

**AGENTS NOTE**

- Separate 1.84 acre field available by separate negotiation

**PROPERTY INFORMATION**

- Services: Mains Water and Electricity. Private Drainage.
- Local Authority: Sevenoaks District Council, 01732 227000

Fixtures and fittings are excluded from the sale but may be available by separate negotiation.





## SITUATION

Isobel's Stables occupies a convenient rural position between the National Trust Village of Chiddingstone, Bough Beech and Chiddingstone Causeway with its Post Office and Little Brown Jug Public House/Restaurant.

Wider shopping facilities are available from Sevenoaks, Tonbridge and Tunbridge Wells Town Centres all offer a wide range of shopping facilities as well as main line stations to London Charing Cross/ Cannon Street. Similar services are available from Hildenborough Main Line Station. Nearby Penshurst Station has services to Tonbridge and Redhill.

There are a good number of well-regarded schools in the local area including Chiddingstone and Leigh Primary Schools. Grammar Schools for both Boys and Girls in Tonbridge and Tunbridge Wells as well as the Weald of Kent girl's grammar annexe in Sevenoaks. Tonbridge and Sevenoaks Public Schools and a variety of Preparatory Schools in and around Sevenoaks and Tonbridge including Hilden Grange, the Schools at Somerhill and New Beacon. Holmewood House at Langton Green and Walthamstow Hall for Girls.

The A21 gives access to the M25 and motorway network to Gatwick, Heathrow and Stansted airports, Channel Tunnel Terminus and Ports, as well as Ebbsfleet International Terminal and Bluewater.

Leisure facilities include Golf Courses at Hever and Nizels and Sailing at Bough Beech Reservoir. There is also a private health/fitness centre at Nizels. Tonbridge School Sports Centre.



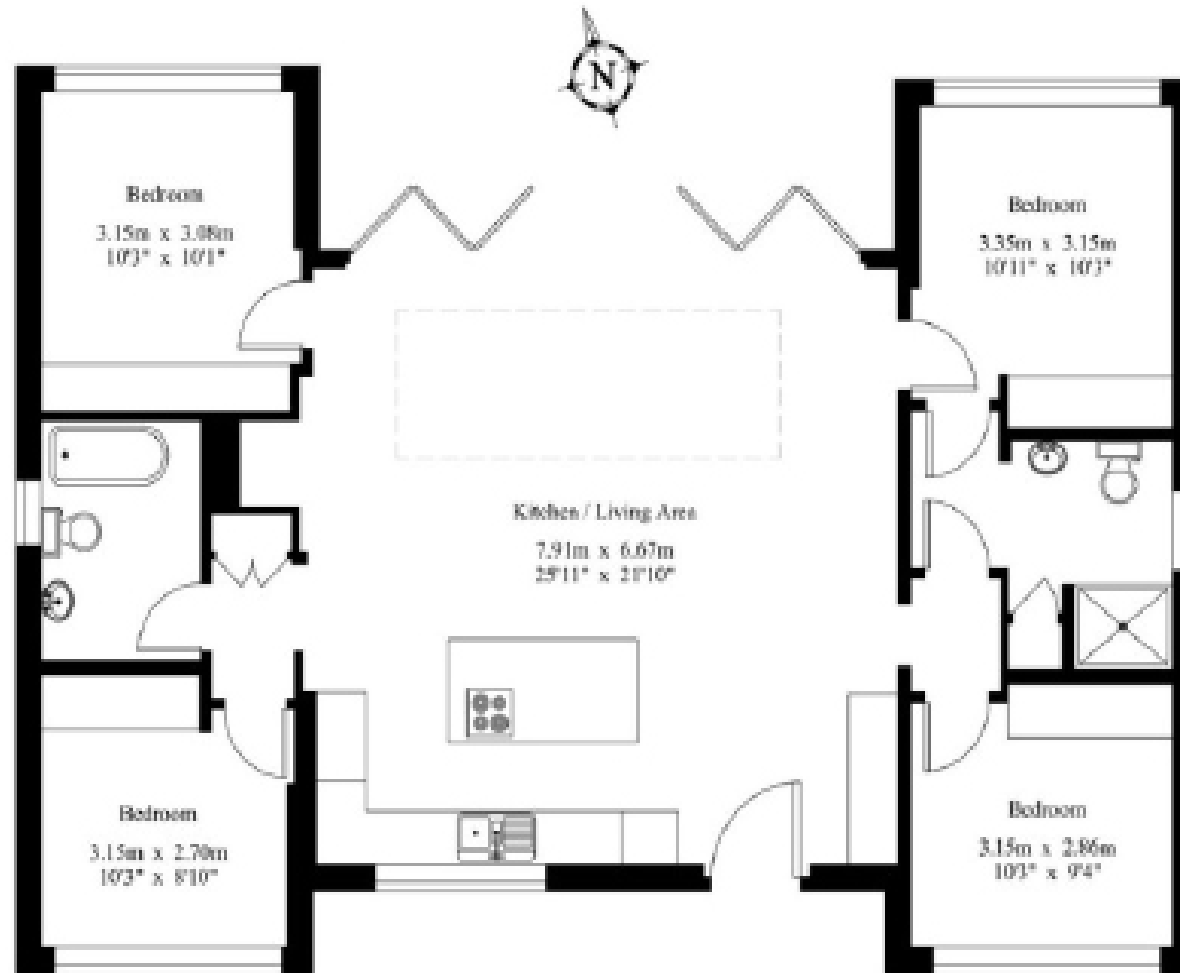
Viewing Strictly By Appointment

01732 834835

[www.jamesmillard.co.uk](http://www.jamesmillard.co.uk)  
[hildenborough@jamesmillard.co.uk](mailto:hildenborough@jamesmillard.co.uk)

## Isobel's Stables

Gross Internal Area : 110.3 sq.m (1187 sq.ft.)



Ground Floor



Feet  
Meters

For Identification Purposes Only.

© 2024 The Property Ombudsman (UK) Limited (01892 614488)

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

