

Ibbett Mosely

East Street, Tonbridge TN9 1HA

CELEBRATING 125 OVER 125 YEARS



A charming and distinctive Grade II listed 16th Century home with substantial Victorian additions in about 1/3rd of an acre of beautiful gardens in the centre of the old Historical part of Tonbridge.

GUIDE PRICE: £1,750,000 FREEHOLD

This distinctive and charming property is in a prime central location close to high Street, schools, and the station. The gardens are an oasis of tranquillity and calm including lawns, mature established planting, and mature trees. Gorgeous period features include exposed timbers, fireplaces, Jacobean carved panels and an stunning oak-framed Orangery.



- A charming Grade II listed 16th Century home with substantial Victorian additions
- Six bedrooms
- Four reception Rooms
- Exceptional orangery with vaulted and beamed ceiling
- Exquisite gardens including lawns, established planting and mature trees
- Gorgeous period features
- Prime central location close to High Street, schools and station
- Two Bathrooms and two Utility Rooms
- Garage and parking for several vehicles
- Council Tax Band G



DESCRIPTION

This stunning 500 year-old Grade II Listed period property sits in about a third of an acre of beautiful gardens, providing privacy and offers tranquillity and serenity in the centre of Tonbridge. With its exterior black and white attractive and distinctive Tudor frontage, The main entrance is via wrought iron gates leading to a large driveway, the garage and a path to the side of the property where Victorian additions offer different, but impressive, external features. Once inside internal features including exposed beams, panelled doors, stylish fireplaces and a Jacobean carved mantelpiece and exquisite carved wall panels give it such a unique character charm. The entrance hall has stairs down to a wet cellar and access to the ground floor accommodation including the large, dual aspect country style kitchen/breakfast room with a central island/breakfast bar, floor and wall cupboards, There French doors to the rear terrace and space for a table and chairs. A door leads to the delightful and spacious orangery with its vaulted and beamed ceiling, oak framed windows and French doors leading to the terrace.

The discerning dual aspect drawing room includes a feature central ceiling beam, with wood framed and diamond pane bay window and a lovely Tudor style stone fireplace, while the sitting room has exposed beams and an inglenook fireplace and the dual aspect beamed study has shelving and a







fireplace. There is also two utility rooms, cloakroom and stairs to the first floor.

Off the landing there is a family bathroom with a second airing cupboard, a bath and separate shower, another cloakroom and four double bedrooms. They all have built-in wardrobes, two have sinks and two have beautiful fireplaces. The stunning master bedroom has many wardrobes and a shower en-suite. Beside the linen cupboard, there is a second staircase which leads to the two airy and light attic bedrooms.

The garden and grounds include a wrought iron-covered brick well, terrace and patio to capture the afternoon and morning sun, a summerhouse that includes broadband, lighting and electrics, a small greenhouse,lawns with shrub beds and impressive specimen trees including a huge rare old gingko as well as part of the medieval town wall ('dyke,') classified as a National Monument in 1953 by Historic England.

Room sizes:
Drawing Room: 23'10 (7.27m) x 12'7 (3.84m) narrowing to 11'4 (3.46m)
Kitchen/Breakfast Room: 23'3 x 12'5 (7.09m x 3.79m)
Orangery/Dining Room: 18'1 x 15'4 (5.52m x 4.68m)
Utility: 13'1 x 6'5 (3.99m x 1.96m)
Boot room: 9'8 x 6'0 (2.95m x 1.83m)
Living Room: 17'9 x 17'0 (5.41m x 5.19m) narrowing to 11'1 x 16'0 (3.38m x 4.88m)
Study: 16'7 (5.06m) narrowing to 15'6 (4.73m) x 14'0 (4.27m)

FIRST FLOOR
Bedroom 1: 16'8 x 12'6 (5.08m x 3.81m)
En Suite: 6'2 x 5'6 (1.88m x 1.68m)
Bedroom 2: 14'9 (4.50m) x 12'7 (3.84m) narrowing to 11'6 (3.51m)
Bathroom: 11'6 x 8'7 (3.51m x 2.62m)
Cloakroom
Bedroom 3: 16'3 x 11'0 (4.96m x 3.36m)
Bedroom 4: 12'7 (3.84m) x 11'1 (3.38m) narrowing to 10'0 (3.05m)
Bedroom 5: 18'1 (5.52m) narrowing to 11'3 (3.43m) x 8'0 (2.44m)
Bedroom 6: 14'6 x 7'6 (4.42m x 2.29m)
Garage
Driveway
Rear Garden about 0.38 of an acre
Summer House with power broadband and lighting













PROPERTY HISTORY

The Hermitage, located in the heart of historic old Tonbridge, is steeped in history of more than 500 years. it is Grade II listed on the official register 2 : "C16 timber-framed house, the ground floor rebuilt in red brick and grey headers with restored framing above. Half-hipped tiled roof. Sash windows on the ground floor, the glazing bars intact. Modern casement windows on first floor. Doorway with C18 door of 6-fielded panels, of which the top 2 panels have been cut away and glazed. C19 tiled, pediment-shaped hood added over this,supported on brackets. 2 storeys. 4 windows. Listing NGR: TQ5928246679"
The property is Listed Grade II, the main part of the house is Tudor with Jacobean additions, for example, a carved dated mantelpiece (dated 1617) and exquisite carved wall panels. Despite being Tudor, it is light and spacious with high ceilings.
The garden side of the house is Victorian, with a stunning oak-framed dining room/orangery built in 2012 with views of the extensive gardens.
The present owners have maintained it in a high standard. For example, some of the rotten timbers and plaster panels were replaced in August 2022.
The garden has a historic feature – a part of the medieval towns' wall (‘dyke’). Historic England classified it a National Moment in 1953.

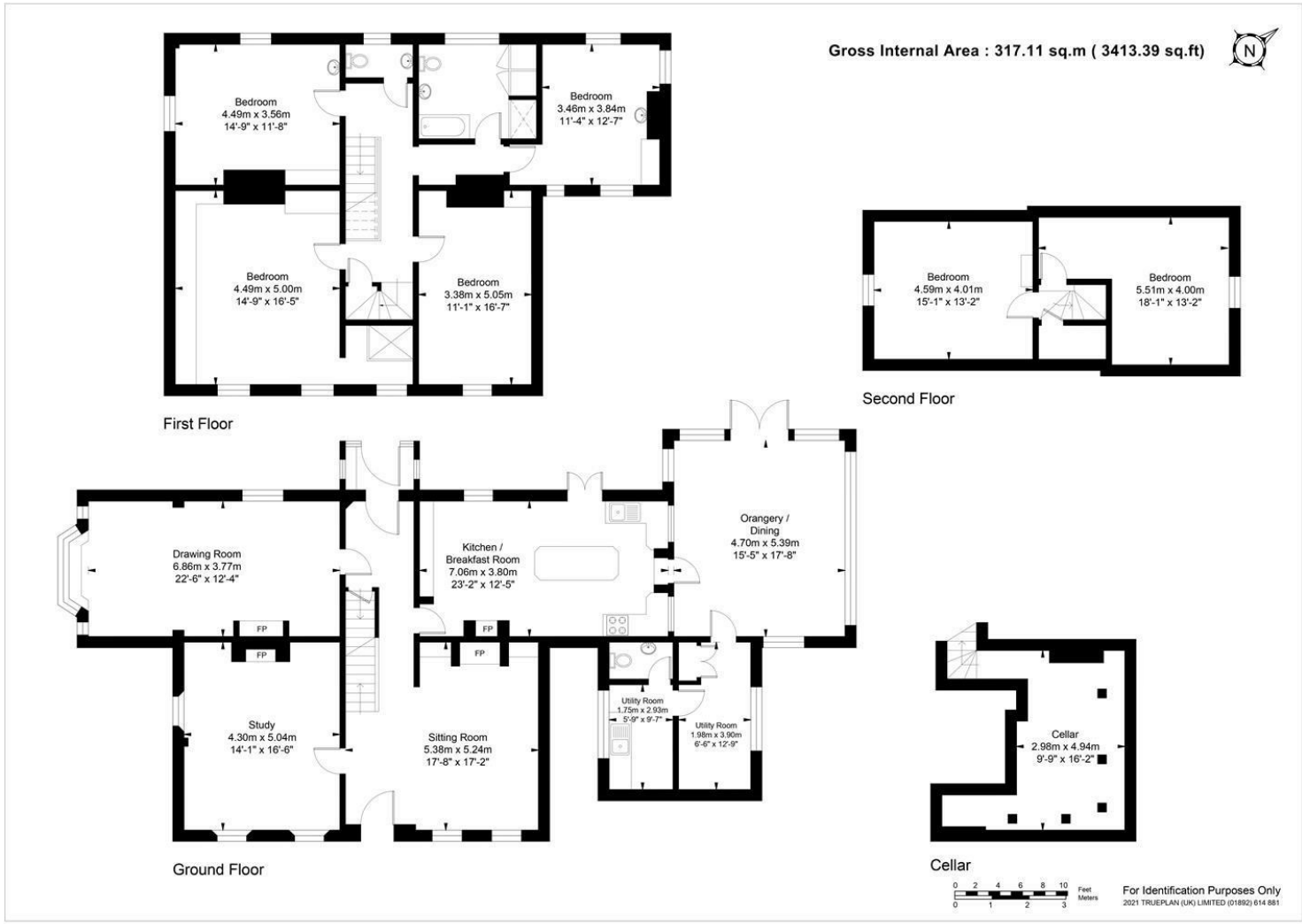
The centrepiece is a very large exotic gingko tree, approximately 100 years old. We understand from the owners that it is believed a contemporary of Darwin (Down House, Down) and Rogers (Riverhill house, Sevenoaks) lived here and returned from Asia with a ginkgo seed in the nineteenth century. Plus, it is believed the tree is one of the largest gingko in Kent

LOCATION

Situated in the heart of the town but secluded to the rear and the property is ideally situated with a short stroll to Tonbridge high street with its shops, hair and beauty salons, bars and restaurants with additional retail outlets on the outskirts of the town and about half a mile from the mainline station and the many excellent schools. Tonbridge is a thriving market town that offers an excellent range of shopping and recreational facilities. The town is centred around the river Medway and features Kent's best example of a Motte & Bailey Gatehouse at Tonbridge Castle along with beautiful buildings at Tonbridge school. A colourful history intertwines tales of Kings and tyrants, heroes and mercenaries and there are links with famous literary figures. The castle grounds adjoin Tonbridge sports ground with its indoor/lido swimming pool, cycle routes and sports pitches. Tonbridge main line station offers fast services to Charing Cross, Canon Street, London Bridge and Waterloo in just approximately 40 minutes. There are good road links to the A21 and M25 and easy access to a selection of renowned secondary, grammar and independent schools.

AGENTS NOTE

Local Authority Kent Council Tax Band: G
Flood Risk No Risk
EPC - Exemption



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EPC Rating-

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