

FAIRTHORNE HOUSE
HALF MOON LANE, TUDELEY, TONBRIDGE, TN11 0FW



Prime
BY KINGS ESTATES



FAIRTHORNE HOUSE

HALF MOON LANE • TUDELEY • TONBRIDGE • TN11 0FW

Nestled between Tonbridge and Tunbridge Wells, Fairthorne House is an enchanting Grade II listed family home offering a perfect blend of historic charm and excited future potential. Believed to date back to the 18th century, this substantial residence is set in approximately 2.4 acres and boasts a wealth of period features, including exposed timbers, a magnificent inglenook fireplace, and a working well.

- Grade II Listed 18th-Century Family Home
- Beautiful Gardens & Grounds Extending to 2.42 Acres
- Five Bedrooms with Period Features
- Stunning Inglenook Fireplace & Exposed Timbers
- Generous Sitting Room, Living/Dining Room & Conservatory
- Spacious Accommodation Over Three Floors
- Double Garage, Stables & Paddock
- Offering Much Scope For Potential with Planning Applications
- Close to Highly Regarded Grammar & Independent Schools
- Excellent Transport Links to Tonbridge, Tunbridge Wells, London & Beyond



KINGS ESTATES

PROFESSIONALS IN PROPERTY



THE PROPERTY

Spanning over 3,189 sq ft in total to include the garage and stables, the accommodation is both spacious and versatile. The ground floor features a well-equipped kitchen with ample storage, a utility room, and a convenient shower and laundry room. The sitting room is a cosy retreat with its characterful fireplace, while the generous living/dining room and conservatory offer wonderful spaces for entertaining, with stunning views over the patio and gardens.

The first floor is home to a beautifully proportioned main bedroom, accompanied by two further double bedrooms, a modern family bathroom, and a separate WC. On the second floor, two additional bedrooms provide further accommodation, with some areas featuring charming sloped ceilings.

The stunning gardens and grounds extend to approximately 2.42 acres, creating a private and tranquil setting. A sweeping driveway leads to a generous parking area and a detached double garage. The extensive gardens wrap around the house, featuring a patio area ideal for alfresco dining, a vegetable garden, and stables with a paddock. Outbuildings, including sheds, a greenhouse, and a summerhouse, further enhance the practicality and charm of this exceptional home which offers much scope for potential.

Perfectly positioned for access to both Tonbridge and Tunbridge Wells, as well as excellent transport links via the A21 and mainline stations, Fairthorne House is a truly special opportunity for those seeking character, space, and potential in a prime Kent location.

OTHER INFORMATION

- TENURE - Freehold
- COUNCIL TAX BAND - G - Tunbridge Wells Borough Council
- SERVICES - Mains electricity and water. Private drainage. Electric storage heaters

PLANNING APPLICATIONS

Planning permission (Application reference: 23/00519/FULL) was granted on 26th April 2023 for alteration and conversion of stables to create self contained living accommodation ancillary to residential use of Fairthorne House.

Planning permission (Application reference: 20/03684/FULL) was granted on 26th February 2021 - Now Expired, for: Removal of the C20th front porch, dismantlement of the existing C20th single storey link extension and double garage and replacement with new circulation and two storey barn extension, and replacement of the existing Conservatory with an Orangery utilising the existing footprint. The new additions will accommodate at ground floor level a large Kitchen Dining space, with Master Bedroom suite above, a new staircase consolidates the existing and proposed circulation of the house. The proposal also includes internal alterations including; removal of the C20th staircase, new partition walls and door openings

THE LOCATION

Fairthorne House enjoys a superb semi-rural setting, ideally positioned between Tonbridge (3.5 miles) and Tunbridge Wells (4.5 miles). Both towns offer an excellent selection of shopping, dining, and leisure facilities, as well as mainline railway stations providing fast and frequent services to London. The nearby A21 (0.4 miles) ensures easy access to the M25 (11 miles), Gatwick Airport (29 miles), Heathrow Airport (54 miles), and key transport hubs, including the Channel Tunnel and ferry ports.

The area is renowned for its outstanding choice of schools in both the state and independent sectors. Highly regarded local options include The Judd School, Tonbridge Grammar School, and Tunbridge Wells Girls' Grammar School (all within 5 miles). Nearby independent schools such as Tonbridge School (3.5 miles), Sevenoaks School (10.5 miles), and Mayfield School (14 miles) offer exceptional education opportunities. Additionally, Holmewood House (4 miles) and Rose Hill School (4.5 miles) provide excellent preparatory education within easy reach.

With its desirable location, excellent transport links, and access to top-rated schools, Fairthorne House offers the perfect balance of countryside charm and everyday convenience.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

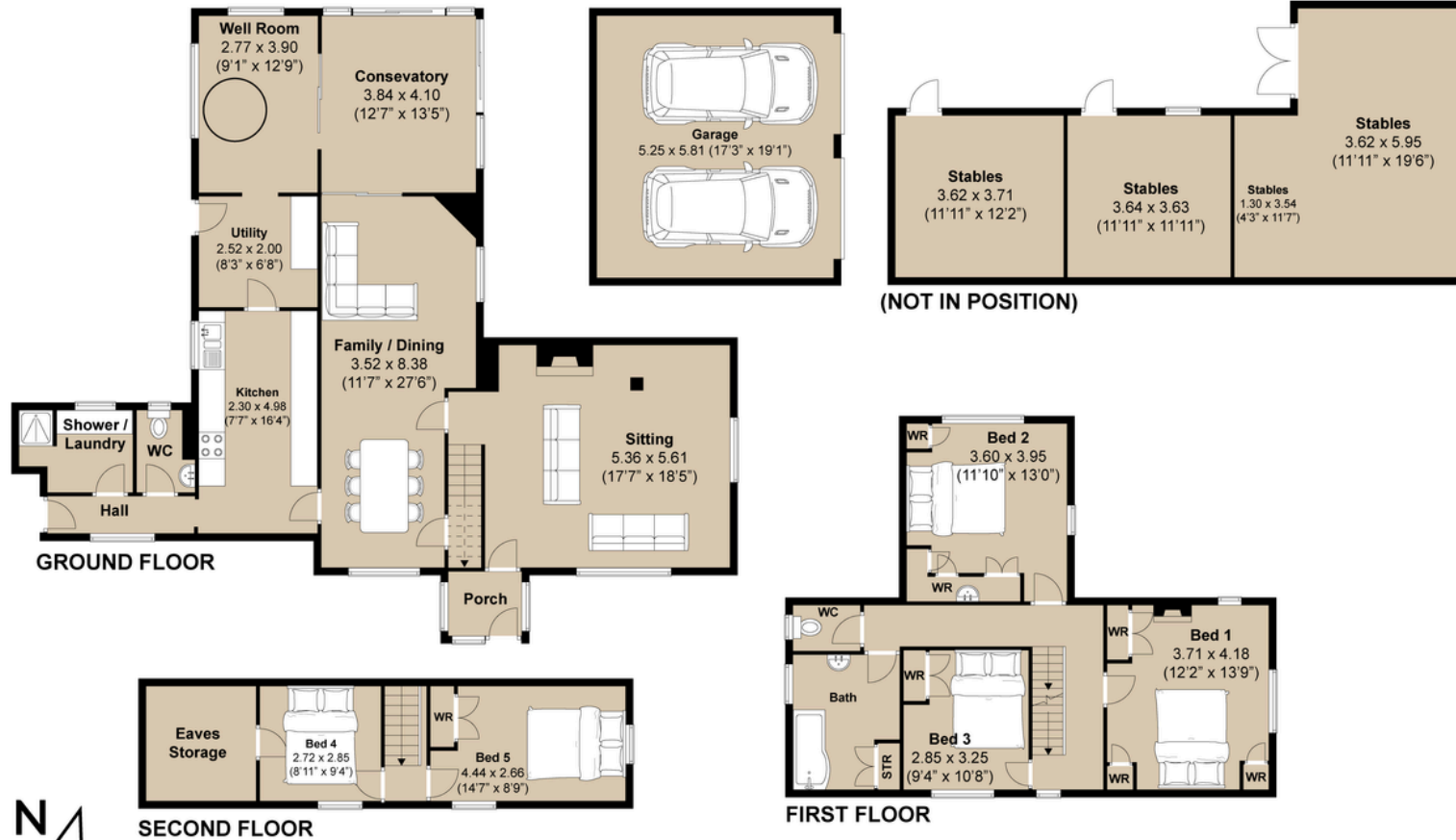
Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.



Half Moon Lane, Tonbridge

Approximately 296.3 sqm (3189 sqft) - Total

Approximately 213.0 sqm (2293 sqft) - Excluding Garage / Stables



Disclaimer:
 The measurements are approximate and are for illustration purposes only.
 The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.
 If you require further verification please discuss with the buyer/owner of the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 Kings Estates (the agent) has not tested any apparatus, equipment, fixtures and fittings or services and therefore cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their own solicitor or surveyor. References to the tenure of a property are based on information supplied by the vendor. Kings Estates has not had sight of the title documents. Items shown in photographs are NOT included unless specifically mentioned within the written sales particulars. They may however be available by separate negotiation, please ask us at Kings Estates. We kindly ask that all buyers check the availability of any property of ours and make an appointment to view with one of our team before embarking on any journey to see a property.











Boundaries Indicative Only



KINGS ESTATES

PROFESSIONALS IN PROPERTY

WWW.KINGS-ESTATES.CO.UK