



# THE GRANGE

Bidborough, Tunbridge Wells, Kent.





# Pre-facade.

## **Main House:**

Entrance Hall | Dining Room | Sitting Room | Study | Kitchen/Breakfast Room | Library | Garden Room | Orangery | Drawing Room | WC | Cellar | Wine Store | Swimming Pool | Gym | Plant/Boiler Room | Changing Room | Boot Room | Utility Room | WC | Additional Storage

Principal Bedroom with Adjoining Bathroom and Dressing Room | Three Bedrooms with Ensuites | Three Further Bedrooms | One Family Bathroom | Storage Room

## **Outbuildings:**

The Coach House: Barn Office with Adjoining WC | Bedroom | Bathroom | Garden Store | Garage | Dining Room | Sitting Room | Kitchen/Breakfast Room

Barn Office: Two Large Office Spaces | Kitchen | Store Room

Farm Building: Tractor Store | Gardener's Office | Two Storage Rooms

Single Garage with Store and WC

## **Gardens & Grounds:**

Approximately 15.92 acres of garden and grounds

## *For sale Freehold:*

Approximate Total Floor Area: 1,315.5 sq m / 14,157 sq ft

Workshop: 480 sq ft / 45 sq m



## WHY WE LOVE THE GRANGE

*'The Grange sits in the perfect garden setting, certainly affirmation, were it needed, that the 'Garden of England' for which Kent is synonymous was wholly justified.'*

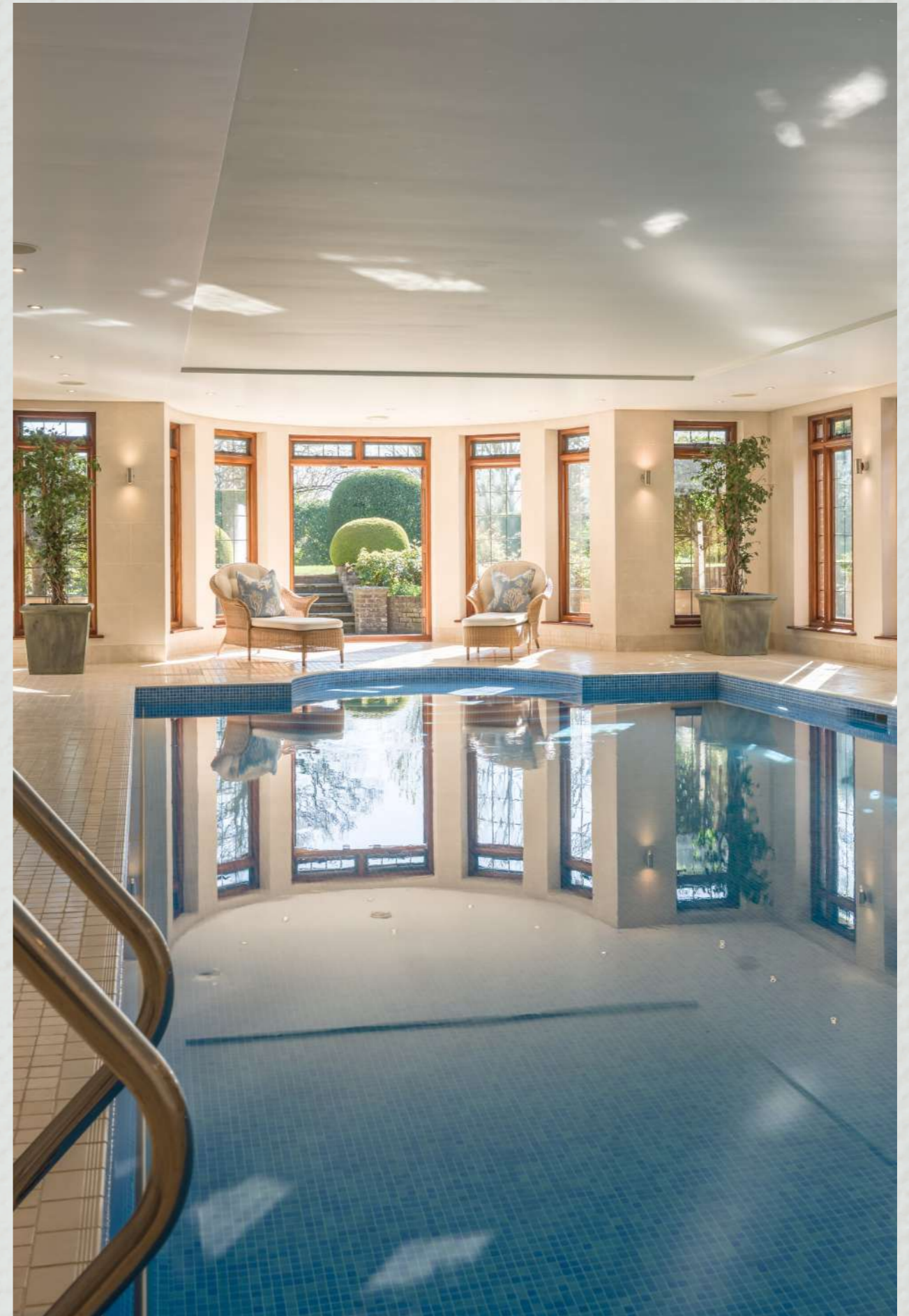


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A house of significant historical interest, the Grange has origins dating back as early as 1530 but has seen a number of changes over the centuries. Most notably in 2001, when the current owners, working with

local architect Stuart Page, substantially extended the house to create a drawing room, kitchen wellness space and indoor swimming pool. All additions facilitate the upmost of 21st century comfort within the framework of a grade II listed building.

The Grange exudes a level of comfort, detailed care and attention that is rarely found and will give confidence to a future owner for many years to come.





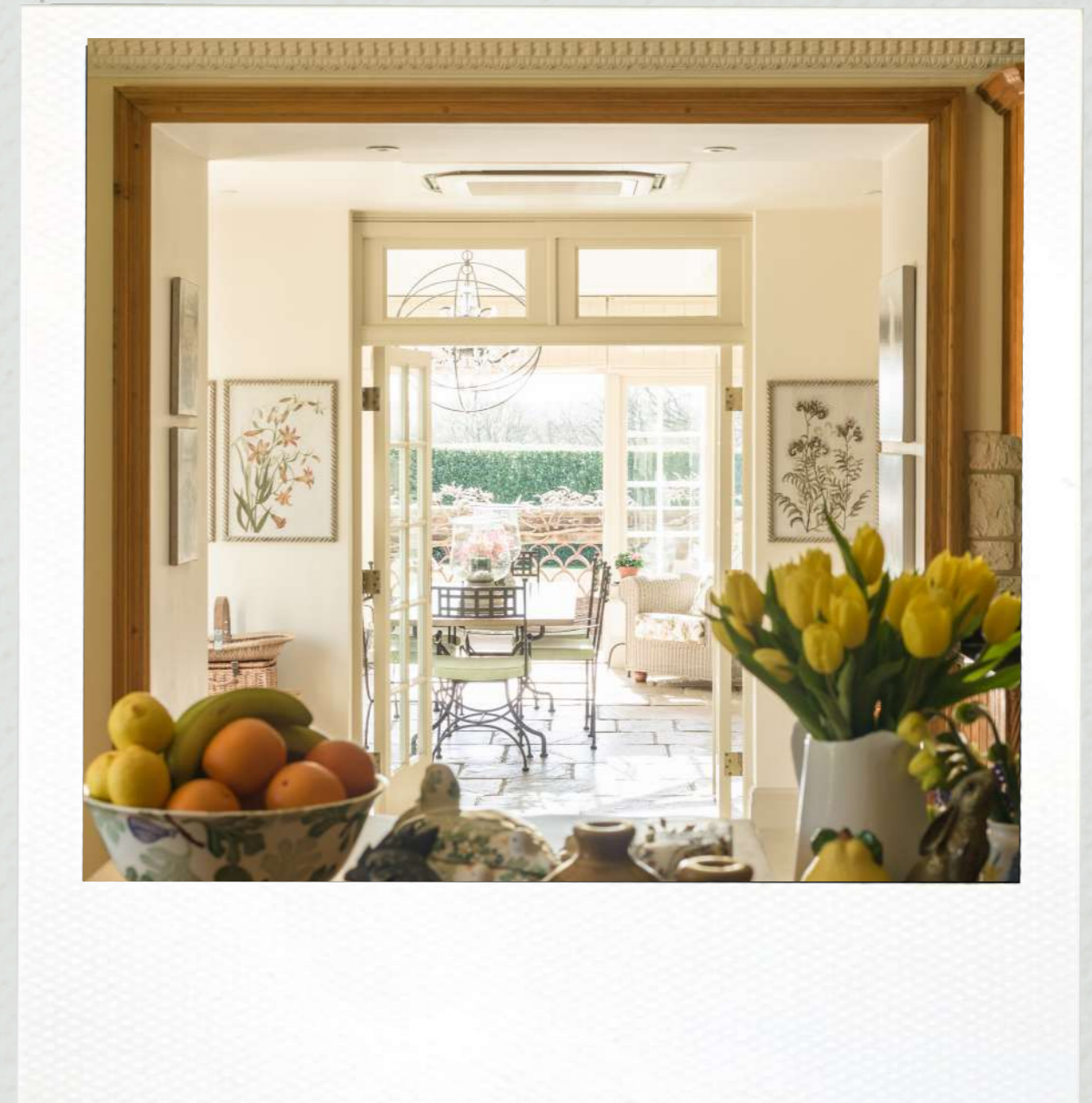
## The Grange



Moving through the ages of the house, in the earliest Tudor part there is a sitting room, large formal dining room and study all of which overlook the front of the house with numerous period features, including an inglenook fireplace and well preserved, high quality carpentry, exposed beams, stud work, stone and oak framed leaded light windows.

The large, bespoke kitchen breakfast room, set in the Victorian section of the house, fitted in light oak, complete

with a four oven Aga at the centre and other quality appliances, including an integrated, Sub Zero fridge and freezer, a Bosch dishwasher, De Dietrich induction hob and a Neff oven. This flows through to the air-conditioned garden room and in turn, straight into an impressive orangery, giving a tremendous, combined informal entertainment space, with easy access to the side terracing and enjoying a delightful garden outlook.





## The Grange

The formal drawing room is part of the most recent extension and is an impressive, high-ceilinged and generous in volume room, with a large stone fireplace as the focal point, along with three sets of French doors, which open to the rear onto a raised, crescent shaped terrace, which also has three electric wind sensitive awnings with heaters for evening dining. This overlooks the rear garden and enjoys fine distant

views, while benefitting from a southerly and westerly aspect.

The spacious indoor swimming pool and home gym on the lower ground floor, is a superb feature, being well appointed including shower and changing facilities. The pool looks out to a feature fountain in the rear garden, also with direct access out to its own generous terrace.

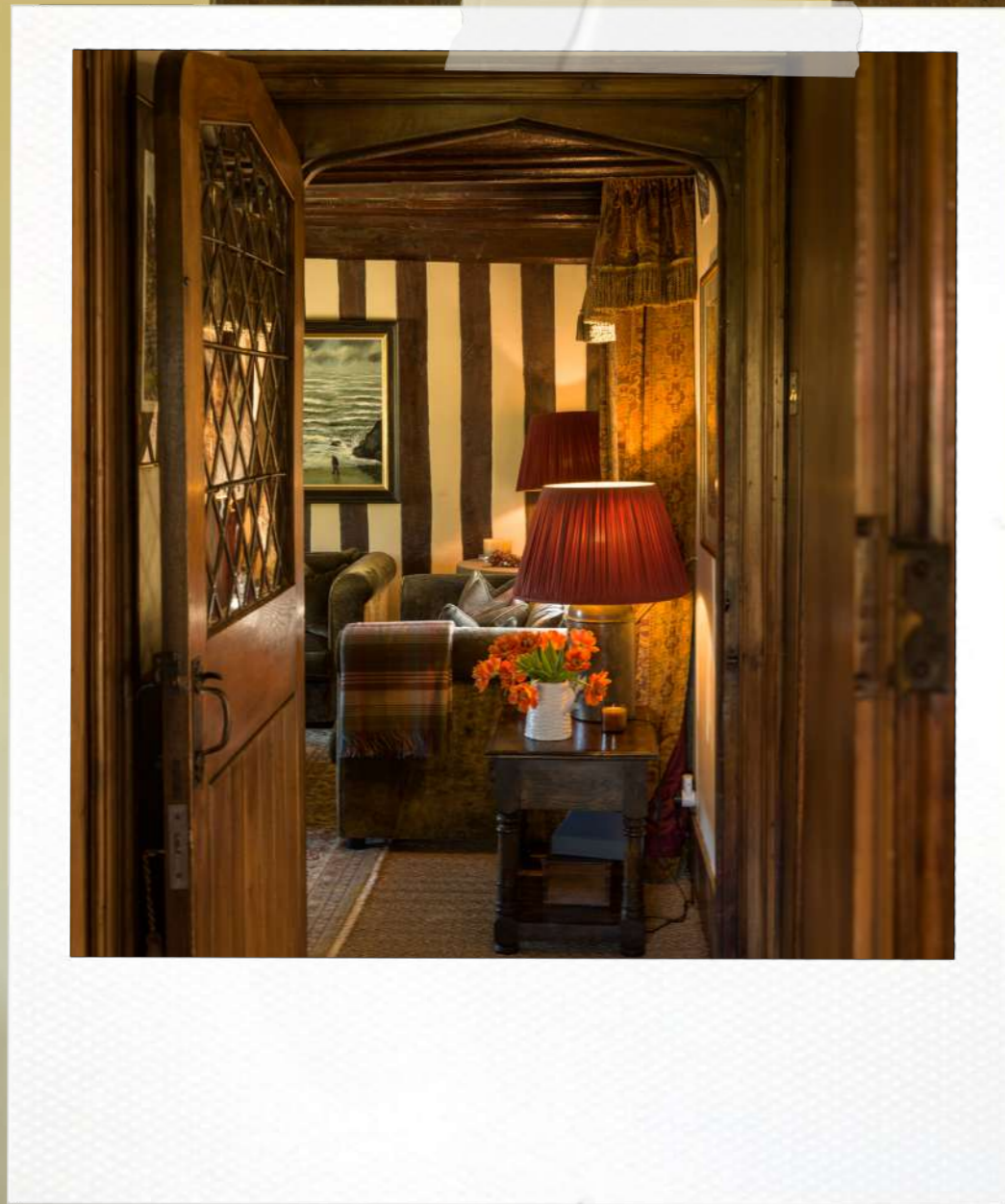




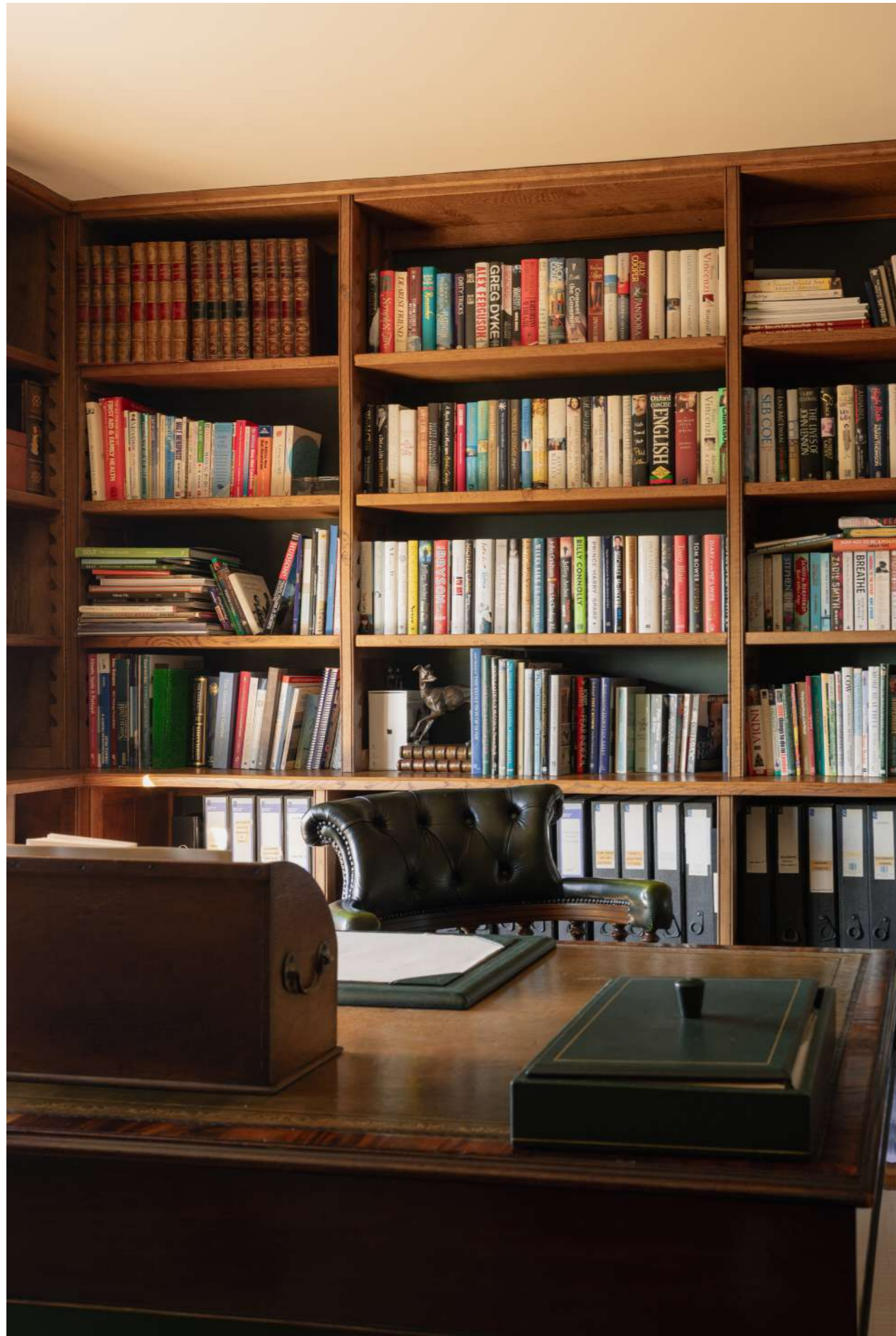








The Grange



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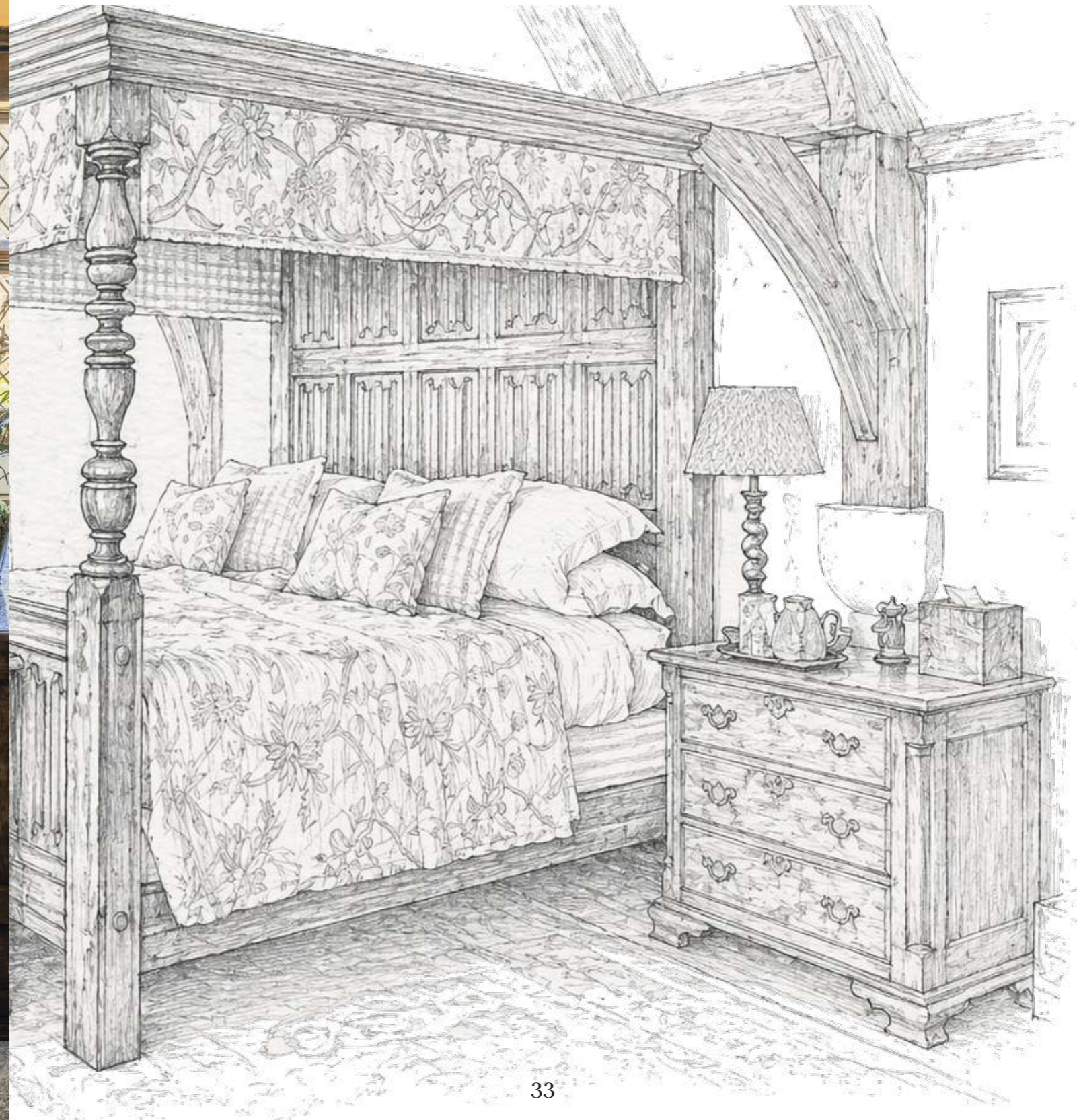




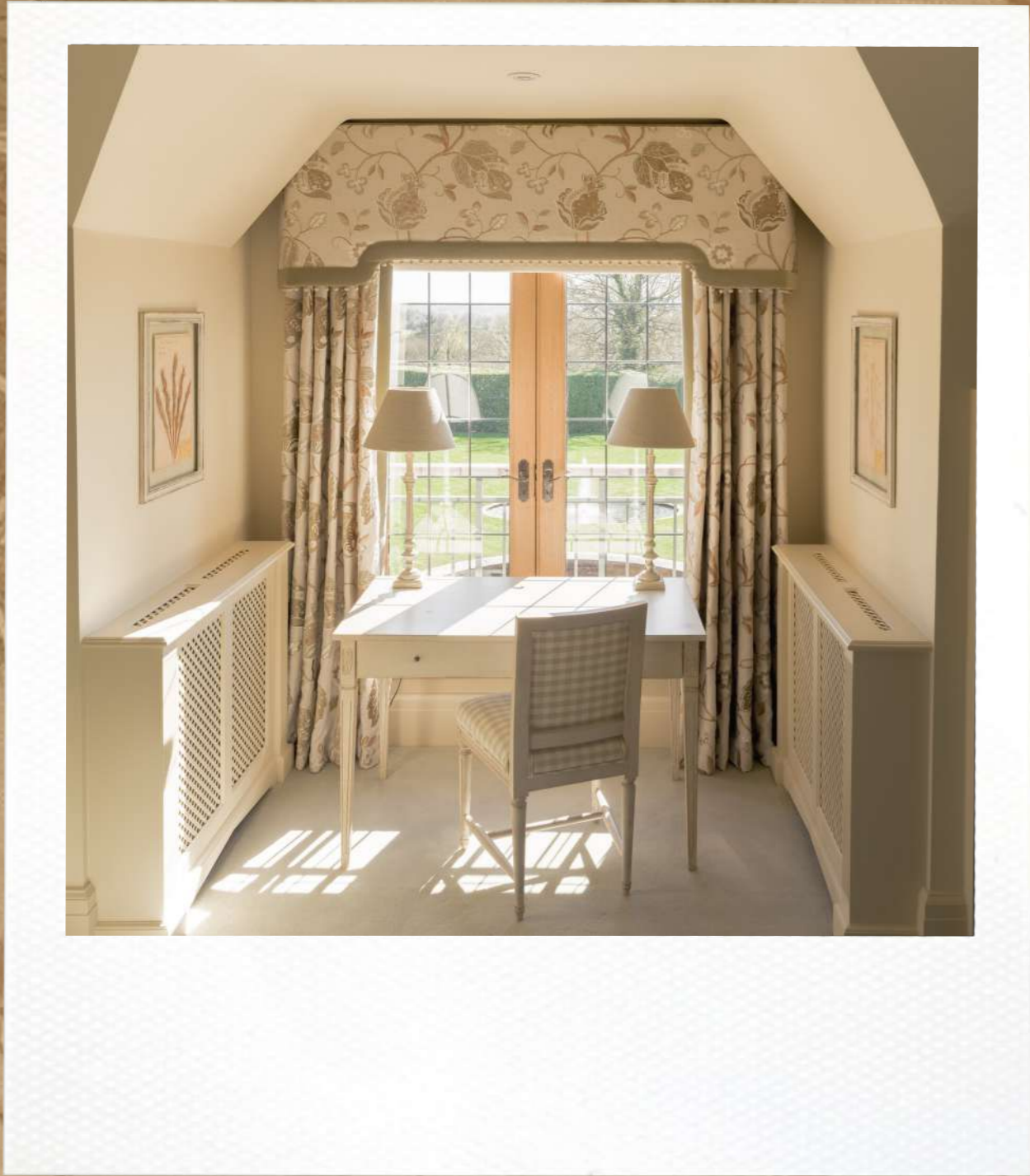
**FIRST FLOOR**

The very generous principal bedroom suite on the first floor, is situated within the oldest part of the house and like the rooms below, it is steeped in character and history. This is laid out as a striking bedroom, with a pitched roof and exposed beams, and one wall of wardrobes, with oak, linen fold panels to the doors. In addition, there is

a separate dressing room, which has fully fitted wardrobes and to be expected, very well appointed and elegant bathroom, fitted to a quality bespoke design, blending modern facilities with period features, using oak, marble and mirrors to very good effect.







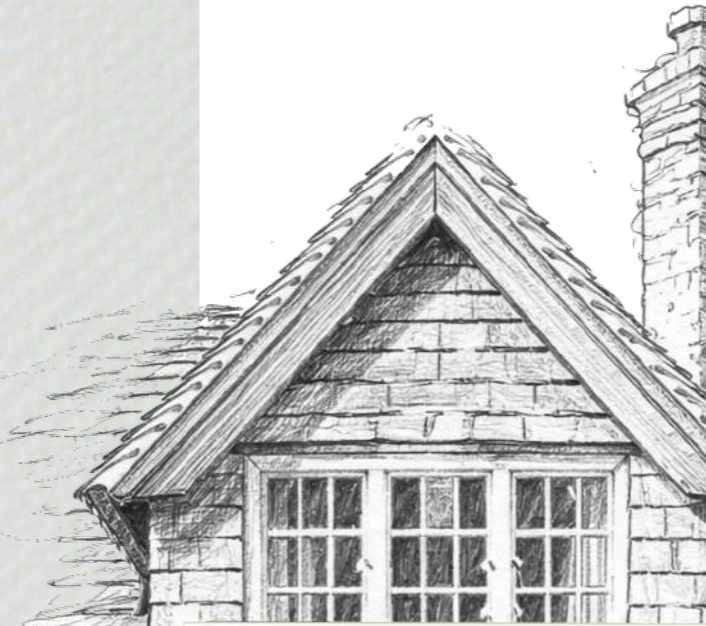


OUTBUILDINGS

The Victorian Coach House is part accommodation with a bright kitchen diner with views over the countryside. Other accommodation for either staff or long stay guests. Currently comprising of one bedroom and two reception room double garage.



A further large barn style building, is situated well away from the house and is currently used as a home office facility, with painted black weather boarding, pitched tiled roofing. This has a well-appointed interior, served by air conditioning for both summer cooling and winter heating. This comprises a light and airy lobby, with two large, interlinked rooms, both, vaulted to the roof and with a kitchenette, cloakroom and a large storeroom. We understand the Barn office to be hardwired for internet connectivity.





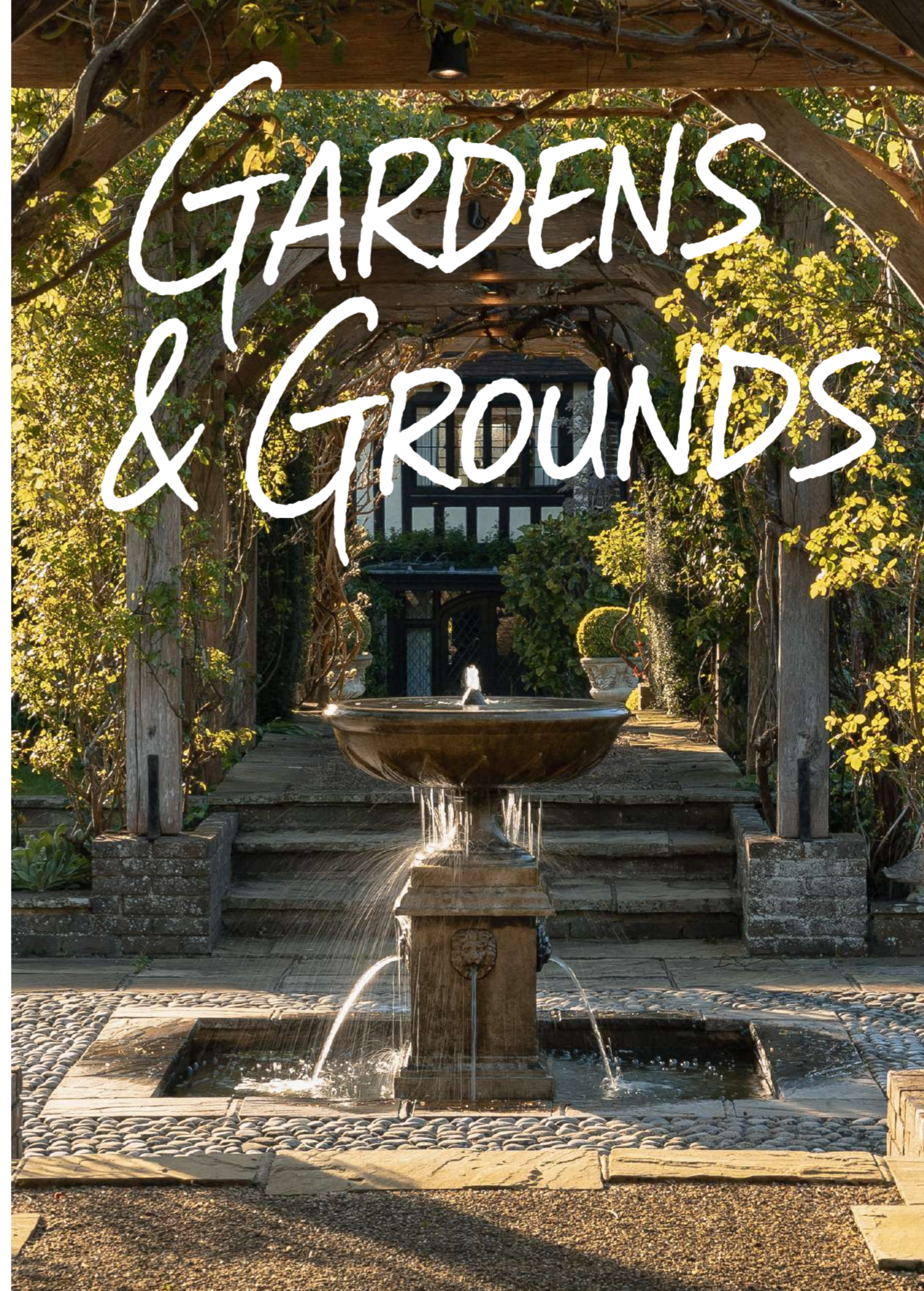


The extensive gardens are one of The Grange's most wonderful features and have been open to the public on a number of occasions, comprising the landscaped drive approach at the front of the house, with its central holm oak on the turning circle, plus spacious lawn gardens, with a variety of mature trees, planted beds and hedged borders.

In addition, there is beautiful terracing on two sides of the house, with extensive planting including box hedging, wisteria and a central Hawthorne tree. Both these areas are ideal for outside entertaining, with a discreet built-in BBQ area. Both have outside lighting, and each is accessed directly from the house. There is also a yew bordered, classical garden, planted and laid out in a symmetrical style, with a central fountain in the stone terrace, just a short walk away from the house. Also, a tennis court and a vegetable garden incorporating a greenhouse to complete the picture. Directly beyond the formal garden, there are two large adjoining paddocks, one with a track access leading out onto the lane at the bottom of the field. Within a yard adjacent to these fields, there is a large machinery

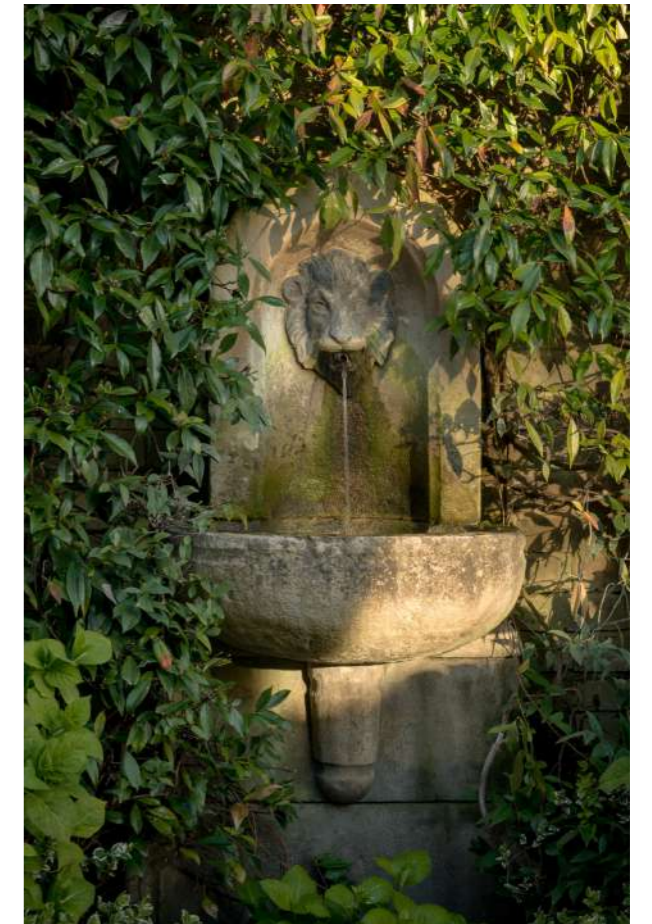
and tool sheds with hard standing in front, which includes a work recreational room and a fitted kitchenette.

Bonnie Lamont, Garden Designer: *□The current owners purchased The Grange 25 years ago in 2000. My brief as the appointed garden designer, was to create a garden that complemented the house exterior and provide areas for entertaining and enjoyment, all with a traditional countryside theme. The garden boasts a large formal lawn that is ideal for outdoor parties, as a marquee can sit here perfectly. Flanked by two huge borders filled with scented roses and mature shrubs. The rest of the garden is divided into a series of garden rooms, enclosed with mature yew hedges, a pergola with a formal pond surrounded by wonderful, scented planting. A superb Victorian greenhouse and vegetable cut flower garden nestles next to the spacious home office. There is also a substantial workshop garden store area with compost bins, as well as two fields, which are ideal for equestrian enthusiasts, or just for the wildlife. Mature shrub borders provide interest throughout the year. A classic country garden.□*

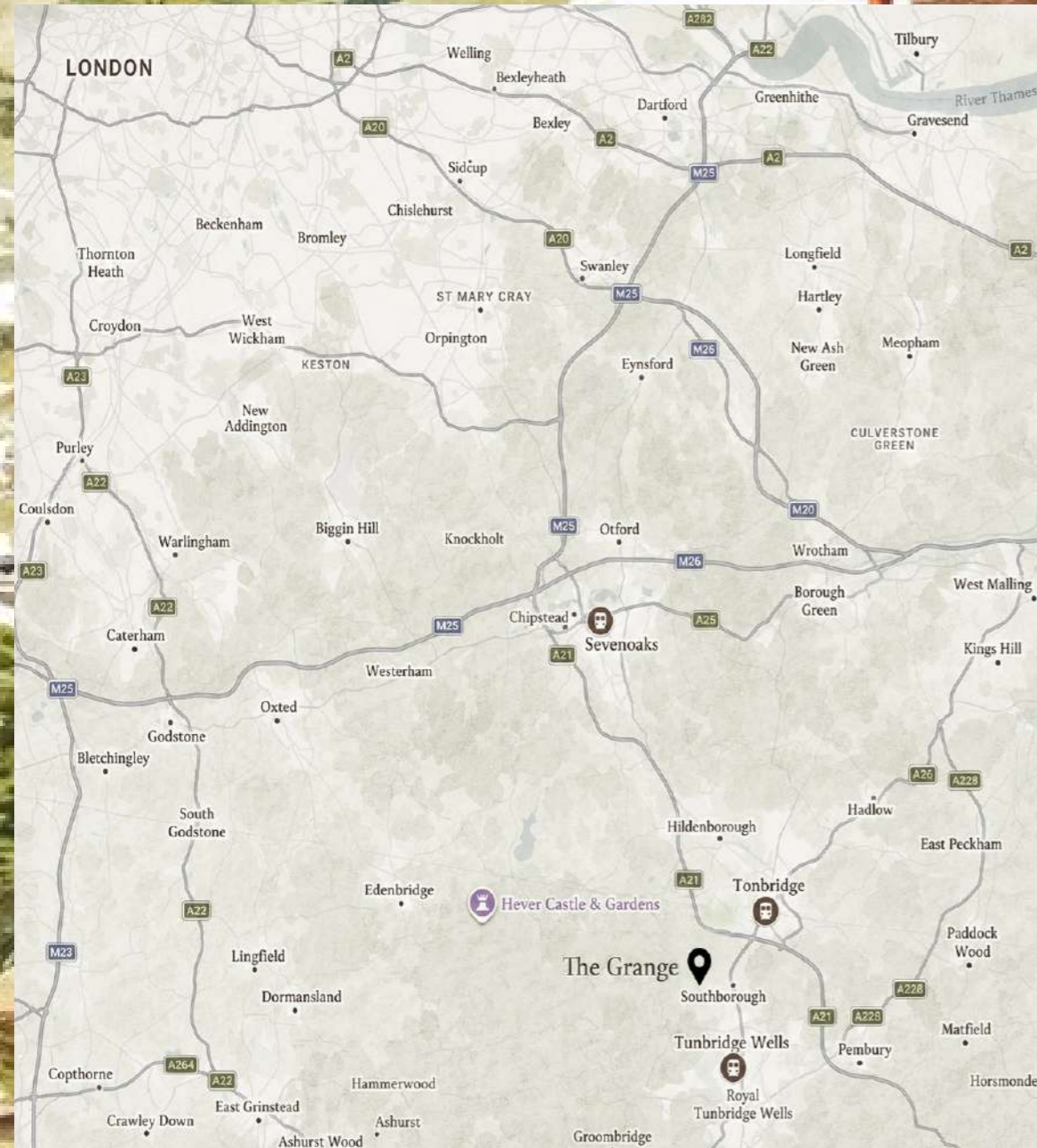












## AREA: OUT AND ABOUT

Mainline rail: Tonbridge Station (approximately 2.7 miles) and Tunbridge Wells (approximately 4.4 miles, with fast and frequent services to London Charing Cross (via London Bridge and Waterloo East) and Cannon Street with journey times from 31 minutes Tonbridge, 50 minutes (Tunbridge Wells) .

(Distances and times approximate)

Bidborough is a sought-after and convenient village to the north of Tunbridge Wells and to the south of Tonbridge. It is therefore well placed for both towns, each with schools and mainline stations to London. Sevenoaks and the M25 to the north are also easily reached within approximately 12 miles. The countryside straight out to the west offers some of the finest scenery in the area, and many charming villages to explore. The ever-popular village of Bidborough offers a well-regarded local primary school, Bidborough Church of England Primary School, recreation ground, tennis club, bowls and cricket green. Other local amenities include a historic church, grocery general store, garage, an award-winning Gastro pub, The Kentish Hare and the Village Hall. There are also many attractive countryside walks in the area. Southborough village approximately 1.9 miles, on the way to Tunbridge Wells, offers further local amenities, including Tallow restaurant, which was recently named Britain's Best Local Restaurant by the

Good Food Guide, and further pubs available by The Common, including The Hand Sceptre and The Imperial, with antique shops, as well as a primary school, together with the Civic Centre, combining a Doctors surgery and pharmacy, library, theatre hall, coffee shop, community rooms, and town council offices.

Tunbridge Wells approximately 3.9 miles is the only spa town in the southeast of England, with cultural, entertainment and shopping attractions, including the historic Pantiles area, known for its Georgian colonnade, summer Jazz festivals, regular food and craft markets and the Chalybeate Spring.

### SCHOOLS

At primary level, the nearby school Bidborough Church of England Primary School is within approximately 0.2 miles on foot, whilst Southborough Church of England Primary School is reached within approximately 2.1 miles. There are many highly regarded state secondary schools in the area, including The Judd School in Tonbridge,

Tonbridge Grammar School and Weald of Kent Grammar School. In Tunbridge Wells, Skinners, TWGGS, TWGSB, Bennett Memorial Diocesan and St Gregory's. Further excellent private options include schools at Tonbridge and Sevenoaks, as well as Mayfield and Upper Dicker to the south and Brighton and Eastbourne on the coast.

**The Grange, Franks Hollow Road, Bidborough, Tunbridge Wells TN3 0UD**

Gross Internal Area (Approx.)

Main House = 947 sq m / 10,193 sq ft

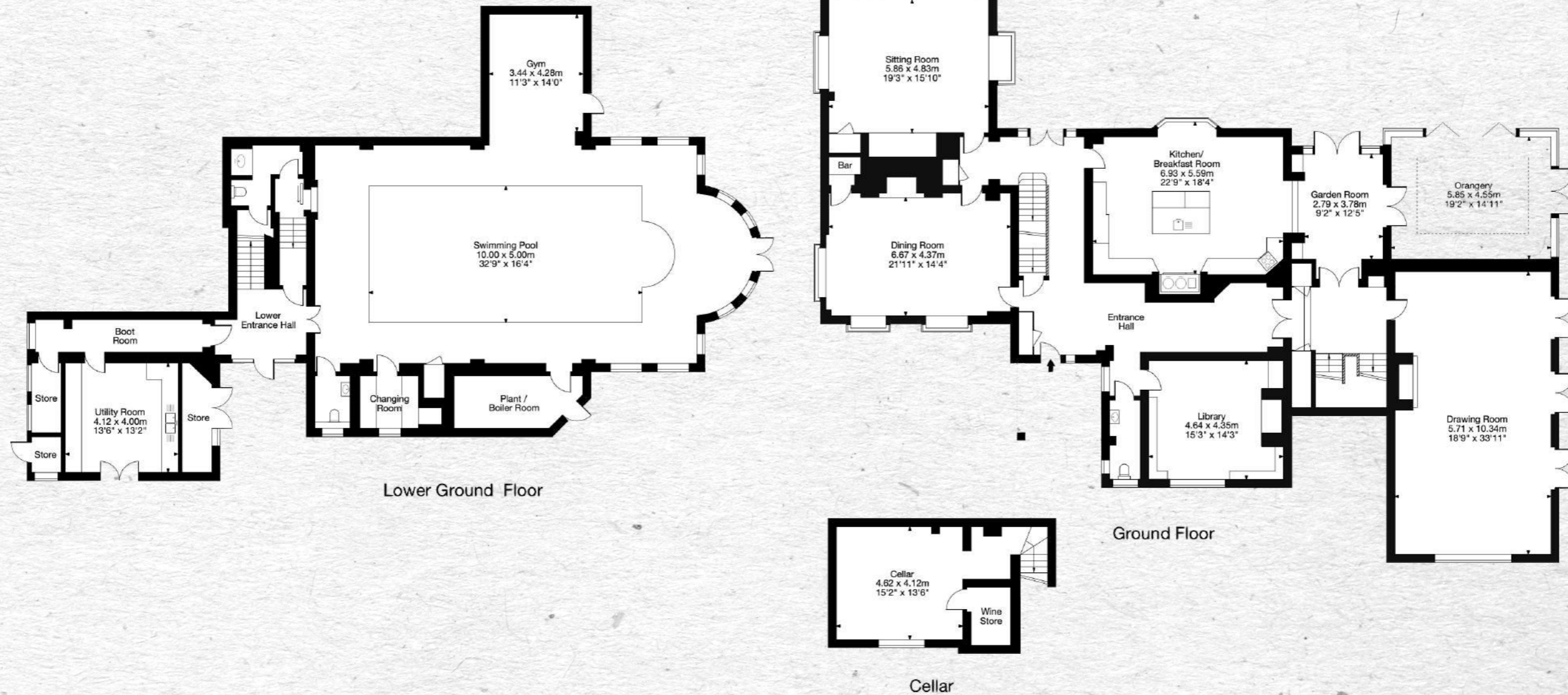
Cellar = 30 sq m / 322 sq ft

The Coach House = 143.6 sq m / 1,545 sq ft

Office = 80.4 sq m / 865 sq ft

Outbuildings = 114.5 sq m / 1,232 sq ft

Total Area = 1,315.5 sq m / 14,157 sq ft



Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

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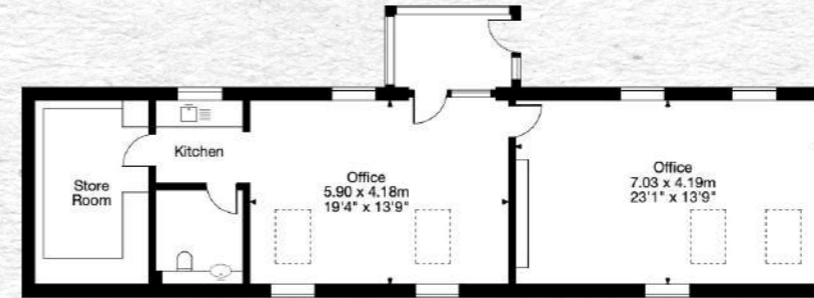
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Office



Ground Floor

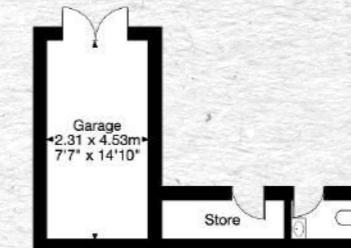


First Floor

The Coach House



Farm Building



Garage / Store





## PROPERTY INFORMATION

Services Mains water, electricity, gas and drainage. Mains gas central heating.

Fixture and Fittings Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Viewings All viewings must be made strictly by appointment only through the vendors agents.

Tenure Freehold

Local Authority Tunbridge Wells Borough Council tel. 01892 526121

EPC Rating The Grange - D, The Coach House - E  
Council Tax Band The Grange H, The Coach House - B  
What3Words obstruct.shaky.fairy  
Postcode TN3 0UD

## IMPORTANT NOTICE

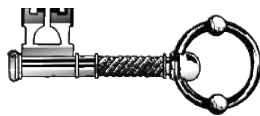
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