



Home Farm School Lane, Shipbourne, Tonbridge, TN11 9RT

£5,500 Per month

Jack Charles  
Estate Agents

Sales & Lettings

Home Farm School Lane,  
Shipbourne, Tonbridge,  
TN11 9RT

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Detached Farm House
- 4 Beds Plus Attached 2 Bed Annexe
- Large Formal Gardens
- Ample Parking
- 3 Bathrooms
- Versatile Accommodation
- Glazed Walkthrough
- Cellar
- Detached Garages For Parking Or Storage
- Available Now



**Jack Charles**  
Estate Agents

**Sales & Lettings**

6 London Road  
Tonbridge Wells  
Kent TN11 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

**Important Notice:**  
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## Summary

Welcome to this stunning detached farmhouse set back a long way from the country lane it resides on. This charming property boasts not only 6 bedrooms which include 2 bedrooms in the annexe but also 3 reception rooms, making it an ideal space for a growing family or those who love to entertain.

The house features 3 bathrooms including an ensuite and family bathroom in the main house and a shower room in the annexe, ensuring convenience and comfort for all residents. Additionally, the property includes a cellar, providing extra storage space.

One of the standout features of this farmhouse is the attached 2-bedroom annexe, perfect for multi-generational living, guests staying over or for use as a home office. With ample parking available, you can easily accommodate visitors or multiple vehicles without any hassle. The property also includes detached garages providing covered parking or further storage space.

Home Farm is set at the end of a long driveway leading from the main road and offers a peaceful and private setting, allowing you to enjoy the tranquillity of the countryside. The location is truly stunning, providing a picturesque backdrop for everyday living.

Don't miss out on the opportunity to live in this beautiful detached farmhouse with its characterful charm and versatile living spaces.

## Situation

Home Farm is situated in a very sought after village of Shipbourne, close to nearby Plaxtol which offers a range of amenities including a general store, post office, public house, church, recreation ground and a primary school.

Comprehensive Shopping: Tonbridge (5.6 miles), Sevenoaks (7 miles), and Bluewater (20 miles).

Mainline Rail Services: Sevenoaks to Charing Cross/London Bridge/Cannon Street/Waterloo East (7.4 miles). Borough Green (4 miles) to London Victoria.

Primary Schools: Ightham, Plaxtol & Shipbourne.

State Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall  
Secondary Schools: Sevenoaks, Solefields and New Beacon

Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Plaxtol Council 'Environmental Picnic Field' and dog walking field in the village. Wildernesse Golf Club and Knole Golf Club in Sevenoaks, and Nizels Golf & Leisure Centre in Hildenborough. Sevenoaks Leisure Centre.

## Agents Note

Rent excludes tenancy deposit payment and any other permitted fees.







