



Southbridge House Hildenborough Road, Shipbourne, Tonbridge, TN11 9QB

Asking price £1,200,000

Jack Charles  
Estate Agents

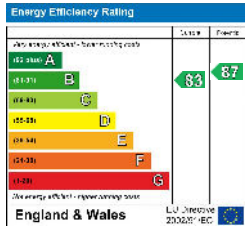
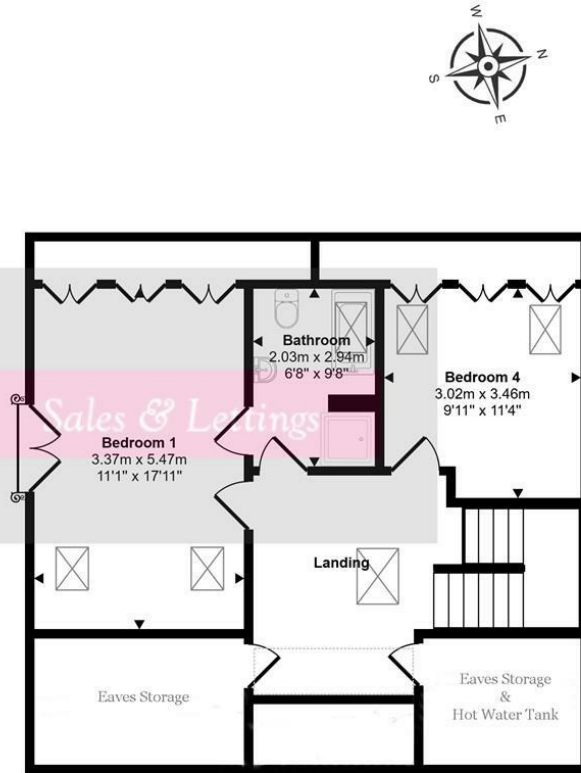
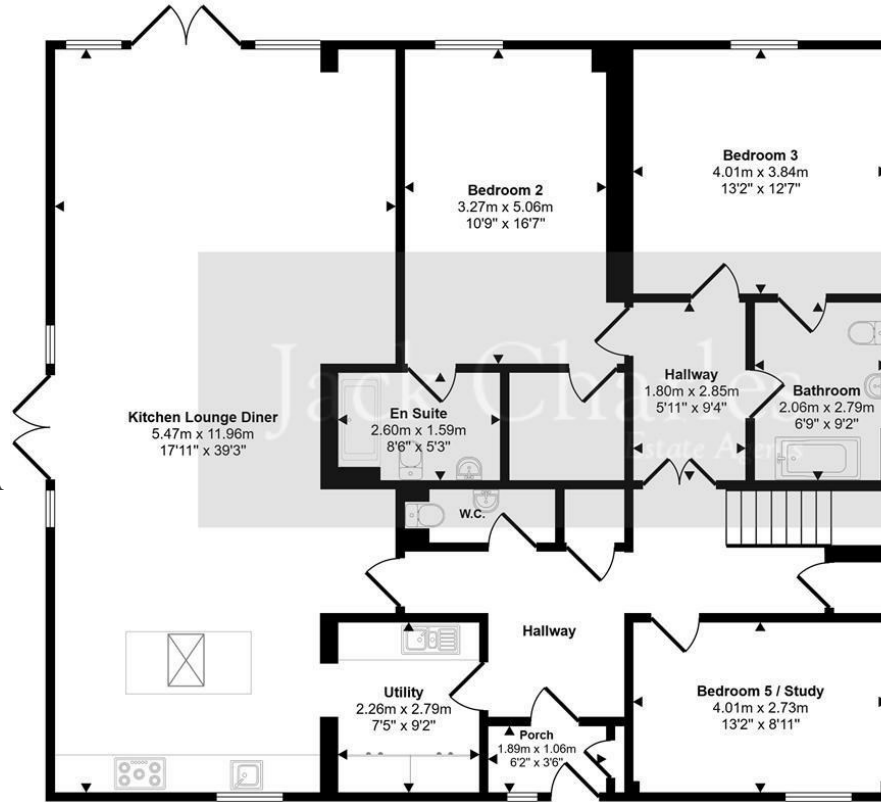
Sales & Lettings

**Southbridge House**  
**Hildenborough Road,**  
**Shipbourne,**  
**Tonbridge, TN11 9QB**

**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.

- Stunning Location
- Substantial Converted Barn
- Four / Five Bedrooms
- Three Bathrooms
- Stylish Open Plan Living With vaulted Cieling
- Surrounded By Fields
- Large Garden
- Additional Land Available By Separate Negotiation
- Parking
- Set Away From The Road Along A Private Shared Road.

Approx Gross Internal Area  
 223 sq m / 2398 sq ft



**Jack Charles**  
 Estate Agents

**Sales & Lettings**

6 London Road  
 Tunbridge Wells  
 Kent TN1 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)

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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.

### To Be Sold

Southbridge House is nestled in the picturesque village of Shipbourne, this stunning semi-detached barn conversion offers a perfect blend of modern living and rural charm. Set back approximately 1/4 mile off the Hildenborough Road, the property is tucked away and surrounded by fields to the rear and side, providing a tranquil retreat in about 0.33 acres with further land available by separate negotiation.

This contemporary home boasts an impressive open-plan family and dining kitchen, featuring a striking vaulted ceiling and a floor to ceiling apex glazed side window with doors below and further doors to the rear that enhances the sense of space and light. The kitchen is designed for both functionality and style, making it an ideal setting for entertaining with a useful utility room just off.

The entrance lobby leads to a super impressive hall with turned stairs doors to the main reception room, utility room, cloakroom, second reception room / bedroom 5 and two other bedrooms. In total there are four to five well-proportioned bedrooms, ensuite shower room to bedroom 1 and two jack and jill family bathrooms, there is ample room for everyone, ensuring comfort and plenty of privacy.

Outside, the large garden offers a wonderful space for outdoor activities, gardening, or simply relaxing, additionally, the property benefits from ample parking to the front.

This home is perfect for those seeking a peaceful lifestyle while still being within easy reach of local amenities and transport links. With its unique blend of character and modern features, this barn conversion is a rare find in the desirable area of Shipbourne.

### Situation

Southbridge House is situated in the very sought after village of Shipborne, 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.

