

STEPHEN JAMES
RESIDENTIAL



Knowle Road, Brenchley TN12



Knowle Road, TN12

Representing a rare self-build opportunity, this plot comes with full planning permission (Reference: 24/02770/FULL) to demolish the existing outbuilding and construct a striking, new barn-style residence of approximately 3,500 sq ft, perfectly positioned to take in far-reaching views over the adjacent open farmland.

Offering 3,500 sq ft of living space, the plan features a magnificent barn-style dwelling with a separate detached garage. The home boasts a sophisticated aesthetic finished in vertical cladding, brickwork, and expansive glazing. Inside, the ground floor includes a spectacular open-plan kitchen/dining/family area, a study and a spacious living room opening onto a terrace with a water feature. Upstairs are five bedrooms and three bathrooms, including a luxury principal suite. This picturesque plot offers an unmatched opportunity to create a bespoke modern home that harmonizes with its rural surroundings.



Brenchley itself is a quintessential English village, celebrated for its "old-world" charm and thriving sense of community. The location perfectly balances a peaceful village setting with practical commuter connectivity, sitting within easy reach of Royal Tunbridge Wells and mainline rail links at Paddock Wood and Tonbridge. The area is also renowned for its exceptional schooling.

Elevations



Elevations

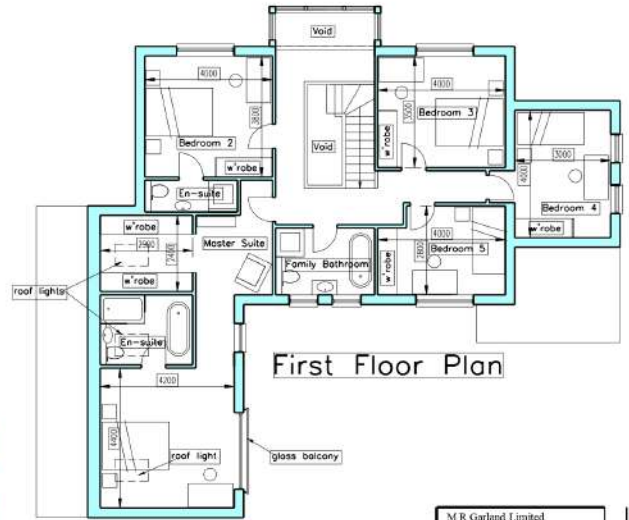


Floor Plan

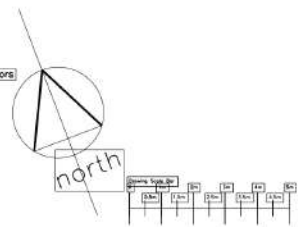
Do not scale this drawing EXCEPT FOR PLANNING USE. All dimensions must be checked on site with any discrepancy reported to designer. All levels must be checked on site. Room sizes shown on this plan are approximate.
 It should be noted that the extent of external openings may require adjustment following a Thermal Assessment calculation and evaluating ventilation (Building Control stage).
 This drawing remains the copyright of the Designer.
 The presence of underground services/items has not been checked and it is the Practitioner's responsibility to check for any legal size restrictions/connections/boundaries. All site boundaries shown are approximate.



Ground Floor Plan
 Gross External Floor Area 326 sq m (3,500 sq ft)
 Building Volume 1185 cubic m
 Finished Floor Level 28.20



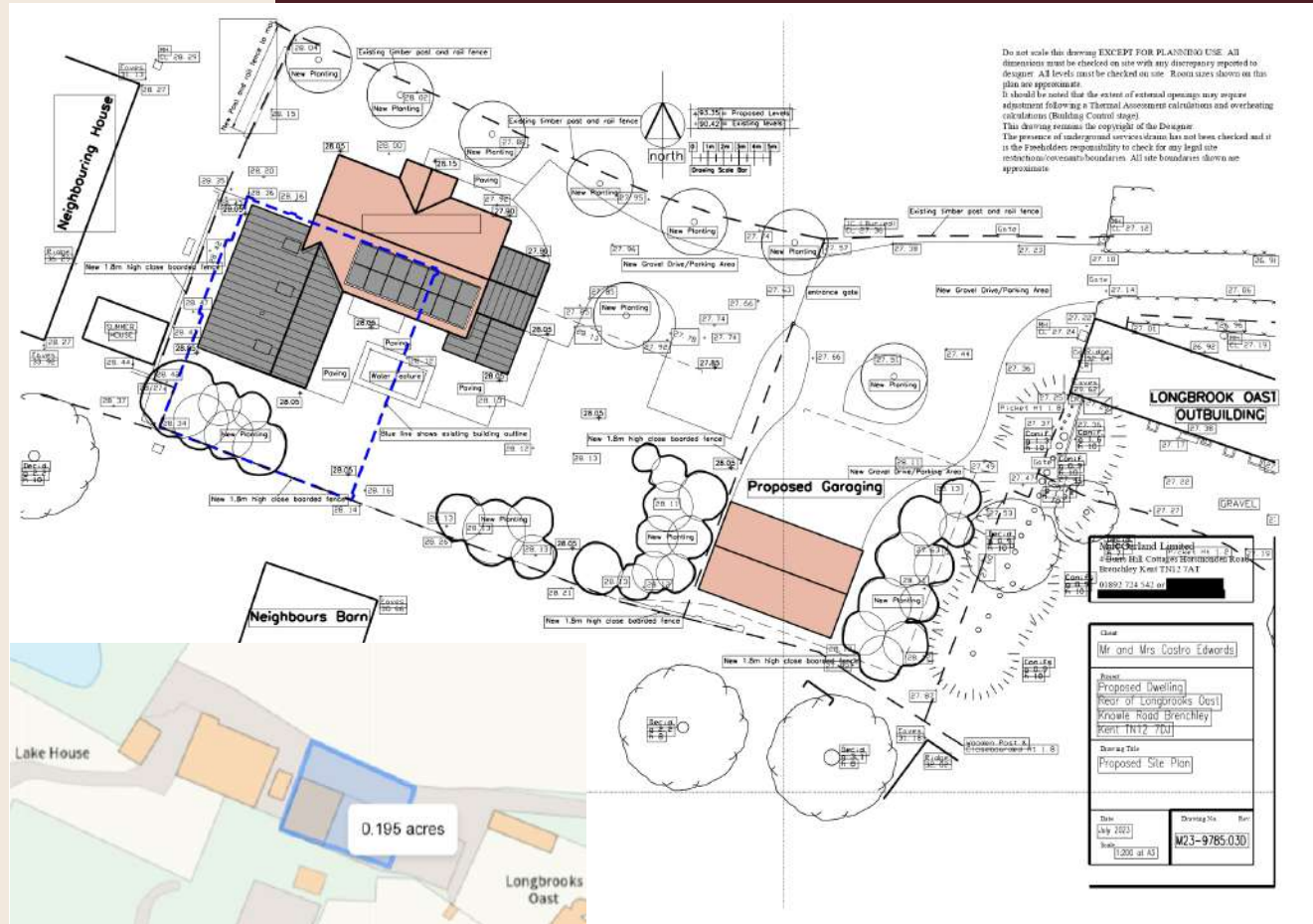
First Floor Plan



M R Garland Limited 4 Bury Hill Cottage Harpenden Road Brackley Kent NN12 7AT	
Client Mr and Mrs Castro Edwards	
Project Proposed Dwelling Rear of Longbrooks Ost Knowle Road Brackley Kent NN12 7DJ	
Drawing Title Proposed Floor Plans	
Date July 2023	Drawing No. Ref M23-9785.04A



Site Plan





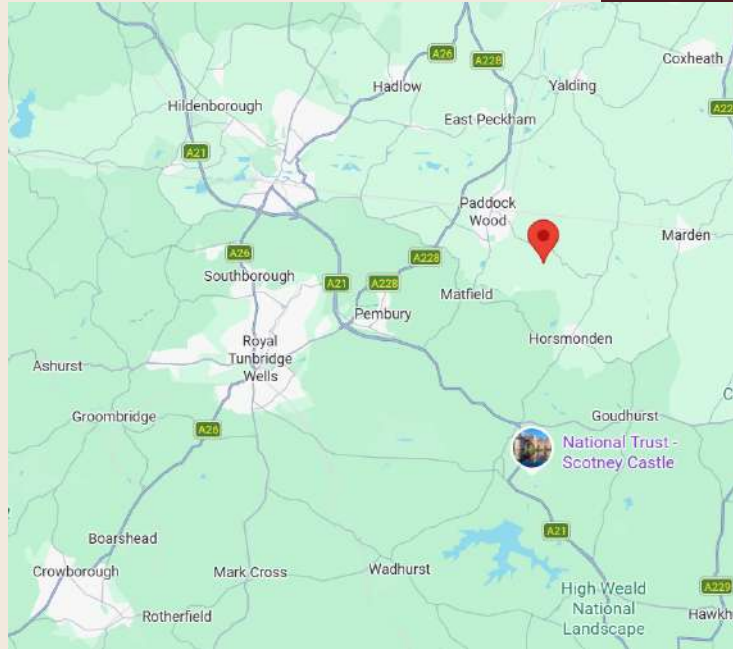
Location

Energy Performance Certificate (EPC)



TN12 7DJ

EPC : TBD



Amenities



Paddock Wood Train Station
1.6 Miles

Convenience Store
1.1 Miles

Brenchley Village
1.5 Miles

Nearest Supermarket
1.6 Miles

Nearest Pub
1.2 Miles

Primary Schools

Brenchley & Matfield Church of England Primary School (State), Ofsted: Good, 1.3 Miles
Leigh Academy Horsmonden (State), Ofsted: Good, 1.9 Miles
Paddock Wood Primary Academy (State), Ofsted: Good, 1.5 Miles

Secondary Schools

Mascalls Academy (State), Ofsted: Good, 1.1 Miles
Cranbrook School (State Grammar/Boarding), Ofsted: Good, 7.1 Miles
Tonbridge Grammar School (State Grammar), Ofsted: Outstanding, 6.2 Miles
Weald of Kent Grammar School (State Grammar), Ofsted: Good, 6.0 Miles

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