



Ibbett Mosely
RESIDENTIAL



The Old Palace

High Street, Brenchley, Kent, TN12 7NL

A superb development of newly refurbished properties comprising 6 three-bedroom houses, 3 two-bedroom houses and 1 two-bedroom maisonette set in the heart of the delightful village of Brenchley

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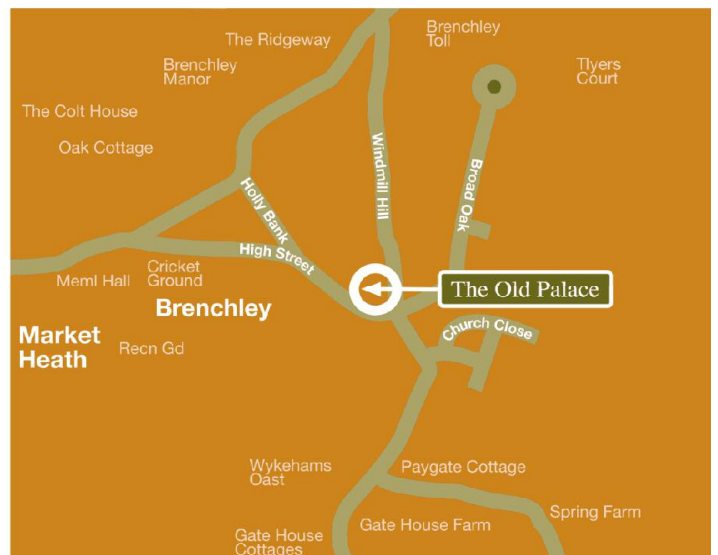
LOCATION

Brenchley village is located to the west of the county of Kent in the south-east of England.

Opposite The Old Palace is the famous Forge, a beautiful building also dating back to the 15th Century. There is a variety of restaurants locally including Morello's and The Bull Public House. The nearest town for shopping is the Spa town of Royal Tunbridge Wells some 9 miles distant offering an eclectic mixture of shops from The Royal Victoria Place shopping mall with all the well known shops to old High Street and historical Pantiles with many individual boutiques.

Brenchley itself derives from Anglo-Saxon times where there was reportedly a settlement. The headman was named Braenca and his people (who were pig herders) lived in a clearing or "leagh" in the forest of Anderida hence the name Braenca's Leagh. The name has varied through the centuries to Braenscle, Brenchesgla, Branchlegh, Brenchesle and finally Brenchley.

The modern day Countess of Wessex grew up in the village and was educated at the nearby Kent College and worked in the local public house. Today the village has a very strong community feel. The village also boasts the beautiful All Saints Church (dating from 1233), a renowned butchers, public house, post office and gift shop.





DESCRIPTION

The Old Palace is a stunning Grade II* Listed property of Wealden construction. Parts originate from the 15th Century with later additions dating from the 17th Century. There is no certainty of what the building was originally used for, however Nell Gwynne's son by Charles II, George. Duke of St. Albans once lived in the Old Palace. Historical folklore also says that Henry VIII stayed in this beautiful building. The property is now divided into ten properties including a stunning conversion of the former Brenchley Village Meeting Room. No. 3 has been the Brenchley village Post Office for many years and will remain so.

The property has been refurbished to an extremely high standard yet retains many original and interesting features, including exposed beams and open vaulted ceilings, thus providing all modern day amenities yet retaining the charm of a bygone era.

TENURE

Numbers 1 to 9 are offered for sale with a share of the management company on a 250 year lease at a peppercorn ground rent. Number 10 is freehold.

FEATURES

- ◆ Leaded light windows
- ◆ Fully fitted kitchen including dishwasher, electric oven and hob
- ◆ Fully fitted bathrooms with high quality white sanitary ware
- ◆ Tiled floors to kitchens and bathrooms
- ◆ Partially tiled walls to kitchen and bathrooms
- ◆ Electric heating with electric mains pressure boiler (except No 8)
- ◆ Solid oak handmade doors with wood cottage latches
- ◆ Carpeted throughout (except kitchen and bathroom)
- ◆ Downlights to most rooms
- ◆ TV and telephone points to sitting room and master bedroom
- ◆ Communal satellite system
- ◆ Electronic smoke alarms
- ◆ Individual gardens for each property
- ◆ Stunning views over countryside

Site Plan



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