

STEPHEN JAMES
RESIDENTIAL



Stockland Green Road, Tunbridge Wells



Stockland Green Road

Picturesque twelve acre estate comprising a characterful four bed detached bungalow, and three outbuildings, all with planning permission to convert into separate detached family dwellings. Perfect for multi-generational living or a lifestyle business such as a rural bed and breakfast, workshops or studios (subject to planning) A pre-application has also been submitted to create one large detached house comprising three of the four structures.

- Three miles from central Tunbridge Wells
- Planning granted for four family homes
- Potential to create one substantial home
- Stunning Views
- Fantastic Local Schools
- Unbeatable country walks

This remarkable estate offers a lifestyle few locations can match. Here, you're moments from the boutiques and cafés of the Pantiles, yet surrounded by rolling countryside, wildlife-rich woodland and peaceful bridleways that link effortlessly into the High Weald.

The estate includes an existing four-bedroom bungalow, giving families the immediate ability to move in and enjoy the space from day one. What truly sets this opportunity apart, however, is the valuable planning permission already secured: two generous barns can be converted into beautifully crafted family homes, while the existing carport is approved for transformation into an elegant two-bedroom dwelling. For those seeking a private family compound, or buyers wanting an opportunity to create additional income, the flexibility here is exceptional.



North Barn

The proposed conversion offers an impressive c. 32m single-storey layout, designed to deliver spacious modern accommodation while retaining the charm of the original stable building. A bright open-plan kitchen, dining and living area features multiple sliding doors, bringing in natural light and creating a strong connection to the surrounding land and gardens.

The plans include three well-proportioned double bedrooms, with the master bedroom benefitting from its own en-suite shower room and walk-in wardrobe. The remaining bedrooms are served by a family bathroom, offering privacy, comfort and practicality for family living or visiting guests. A selection of supporting spaces further enhance the design, including a separate utility room, boot room, and a dedicated office ideal for home working.





South Barn

The proposed South Barn conversion will offer a spacious single-storey home centred around a bright open-plan kitchen, dining and living area. A generous pantry and a well-located utility and boot room support the main living space and keep day-to-day life organised.

The layout provides two double bedrooms, each with its own en-suite, with the master also featuring extensive wardrobe space for a calm, private retreat. A separate office sits nearby and works perfectly as a dedicated workspace or could serve as a small single bedroom if needed. The internal arrangement delivers a well-balanced mix of open living areas and adaptable private rooms.



The Orchard

The proposed Orchard Barn conversion will provide a bright, well-organised single-storey home with the living spaces arranged at one end and the bedrooms at the other. An open-plan kitchen, dining and sitting area opens onto both front and rear terraces, creating a strong indoor-outdoor connection and offering an ideal setting for everyday living and entertaining.

The layout includes two double bedrooms, with the master benefitting from its own en-suite shower room. A main bathroom serves bedroom two and guests, while a central hallway ensures smooth circulation throughout. With its blend of open living space and comfortable private rooms, Orchard Barn offers a practical and welcoming layout suited to modern rural living.





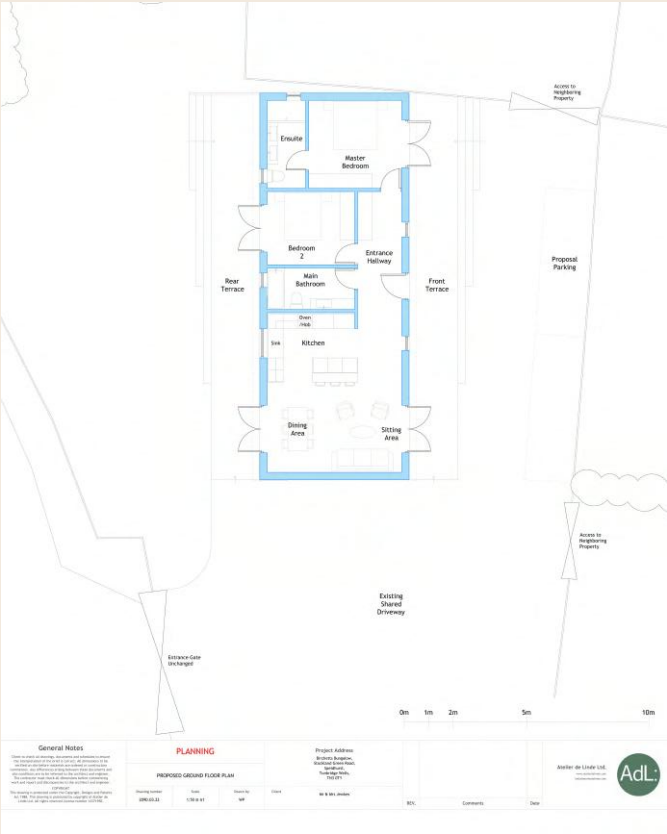
The Bungalow

This detached single-storey bungalow extends to approximately 1,400 sq ft and is well laid out for family living. The accommodation comprises four bedrooms, two bathrooms (including one en-suite), a generous kitchen and dining area, and a large dual-aspect sitting room with direct garden access. The home is perfectly liveable as it stands, yet offers excellent scope for renovation or redevelopment.

Planning permission has been granted for a substantial transformation of the existing property into a striking five-bedroom family home, arranged over three levels, and over double the size of the existing bungalow. The approved design introduces open-plan kitchen and dining space, a study, and five bedrooms, two with en-suites and a generous principal suite with walk-in wardrobe. The lower ground level features a gym, games room, TV area, kitchenette and utility.

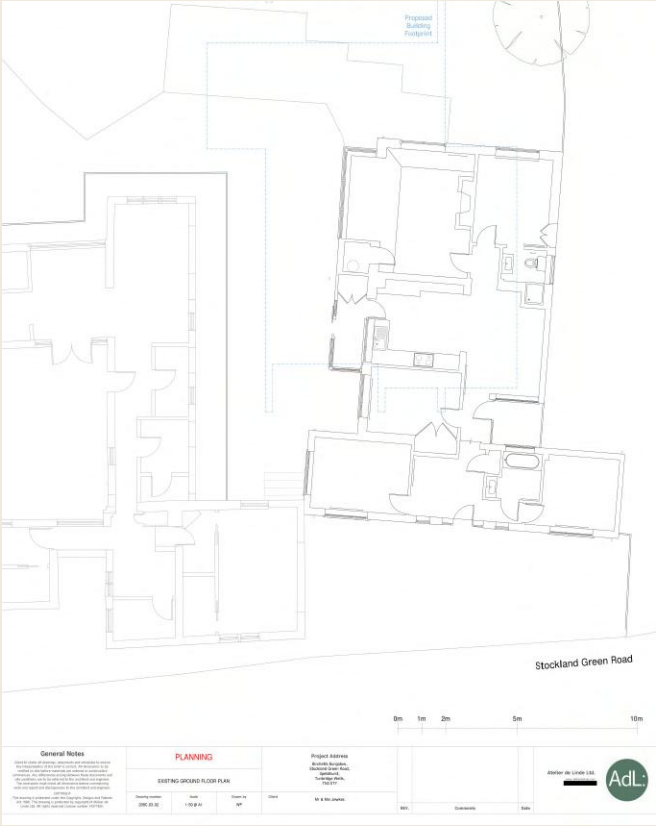


The Orchard



Bitchetts Bungalow

(current floorplan)



Location

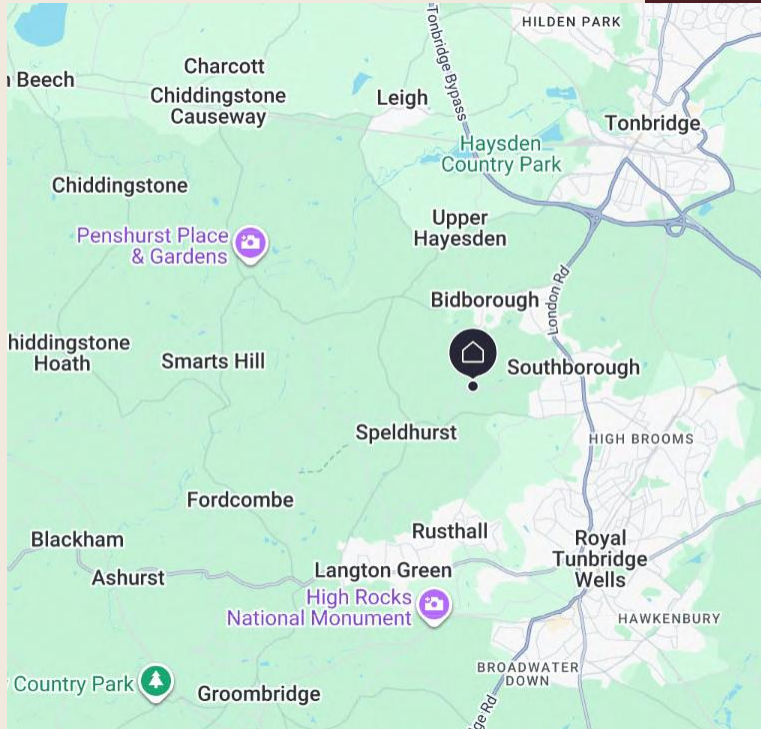


Tunbridge Wells

Energy Performance Certificate (EPC)

Current: E

Potential: TBC



Amenities



High Brooms Station
1.9 miles

Tunbridge Wells Station
2.2 miles

Tunbridge Wells Sports Centre
1.8 miles

Speldhurst Village
0.8 miles

Victoria Place Shopping Centre
1.4 miles

Schools

Primary

Bidborough Church of England Voluntary Controlled Primary School (State) : Ofsted: Good - 0.7 miles

Broomhill Bank School (State) : Ofsted Good - 0.8 miles

Speldhurst Church of England Voluntary Aided Primary School (State) : Ofsted: Outstanding - 0.7 miles

Secondary

Bennett Memorial Diocesan School (State School) Ofsted: Outstanding - 1.1 Miles

Tunbridge Wells Girls' Grammar School - State School - Ofsted : Outstanding - 1.3 Miles

Tunbridge Wells Grammar School for Boys - State School -Ofsted : Good - 1.2 Miles

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