



LIMPSFIELD

OXTED, SURREY

Guide Price £1,650,000 Freehold

JACKSON-STOPS



TENCHLEYS FARM HOUSE
ITCHINGWOOD COMMON ROAD, LIMPSFIELD,
OXTED, SURREY, RH8 ORL

AN IMPRESSIVE & SUPERBLY PRESENTED DETACHED FARMHOUSE SET IN ONE OF LIMPSFIELD'S MOST SOUGHT AFTER & RARELY AVAILABLE LOCATIONS



DESCRIPTION

Approached over a private lane, Tenchleys Farmhouse is hidden from view. Secluded but not isolated, the property is one of just five properties within this almost secret enclave which is set in the idyllic rural location of Itchingwood Common. Highly sought after, houses in this area are rarely available.

A pretty unlisted cottage style property, Tenchleys Farmhouse has appealing elevations of local stone and red brick with tile hanging. Windows are double glazed, the classic style blending with the character of the building. Inside doors are of oak or pine with wood, tile or flagstone flooring adding to the charm. The house has a traditional layout with a cosy snug off the hall which has an open fireplace. The hall continues to the cloakroom, very practically fitted with a low mounted butler's sink, ideal for muddy boots or dogs. At the end of the hall, the large, country style kitchen has Oak cabinets with granite and wood worktops together with a central island with cupboards and drawers below. At the other end of the kitchen the fireplace has a wood burner, with plenty of space around it for a dining table or perhaps sofas, perfect for both casual family use or more formal entertaining. The study is at the back of the house, in a quiet position, overlooking the garden. An inner hall/boot room gives access to the garden and to the particularly spacious sitting room, which is flooded with natural light from the bi-fold doors, which open onto the patio. Above the room is a fitted loft storage room with a drop-down ladder with Velux windows. On this side of the house is a double bedroom and shower room. Designed to accommodate longer staying guests, the rooms could be combined for use as an annexe if required. Upstairs, there are three further bedrooms and a family bathroom. The large, main bedroom suite has a lovely outlook over the garden and benefits from a fully fitted dressing room with natural light from light wells, and an ensuite shower room.

Externally, from the lane, a gravel drive opens onto a large parking area to the side of the house. Here there is a woodshed and gates to the rear garden. To the rear, the beautiful gardens are filled with seasonal colour. Very private, the garden has high hedges and mature trees to the boundaries of the wide lawns. Divided into two areas, the more formal garden leads off the paved terrace immediately behind the house, then, behind



more hedging, there is a large area with raised vegetable beds, a potting and a storage shed. In all this is about 1.1 acres.

Available by separate negotiation, to the side of the main drive, the land from the road is also owned by the sellers.

FEATURES

- Reception Hall, Snug, Cloakroom, Kitchen/Dining Room, Study, Sitting Room, Ground Floor Bedroom and Bathroom, Three Further Bedrooms One with En-Suite Shower Room, Family Bathroom, Plentiful Driveway Parking for multiple vehicles, Beautiful Gardens and Grounds. In all 1.1 Acres.

SITUATION

Itchingwood Common is an idyllic, highly desirable rural position, within a short distance of Oxted town. Here there are interesting speciality shops and high street brands, together with restaurants, bars and cafes offering a wide range of cuisines. Waitrose and Sainsburys have local stores with larger supermarkets all within easy reach. There is also a luxurious Everyman Cinema and the ever-popular Barn Theatre. Mainline Rail Services: Oxted (within a mile) serving London Bridge/Victoria both in approximately 33 and 39 minutes respectively, with Thames Link trains to Farringdon and London St Pancras International. Primary Schools: Limpsfield, Crockham Hill, Oxted and Westerham and a



senior school with sixth form, Oxted School. Private Schools: Hazelwood School in Oxted (nursery and early years, prep to 13 yrs). Radnor House in Sundridge. Public schools are at Sevenoaks and Tonbridge. Woldingham Girls School and Caterham School. Leisure Facilities: Tennis and Squash Clubs, private and public golf courses including Tandridge in Oxted and Limpsfield Leisure centre with swimming pool and local gyms. The Itchingwood Common area is an officially designated as an Area of Interest and has been proposed for inclusion in the Surrey Hills national landscape as part of a boundary review. The property on offer embraces the beauty and rural charm of this unspoilt oasis.

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01883 712375

DIRECTIONS

From the M.25 Orbital Motorway Junction 6 (Godstone) take the A.25 east in the direction of Oxted and Sevenoaks. After passing through the second set of traffic lights, proceed up the hill and turn first right into Kent Hatch Road, signposted for Edenbridge. Turn second right into Brick Kiln Lane which becomes Pains Hill and Grants Lane, taking the fourth turning left into Itchingwood Common Road. After about half a mile turn left into a bridleway and Tenchleys Farmhouse is the first house on the right





PROPERTY INFORMATION

- Services: Oil fired central heating. Electric in the annexe. Mains water. Private drainage.
- Local Authority: Tandridge District Council
- Council Tax band: G (£4,282.25 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

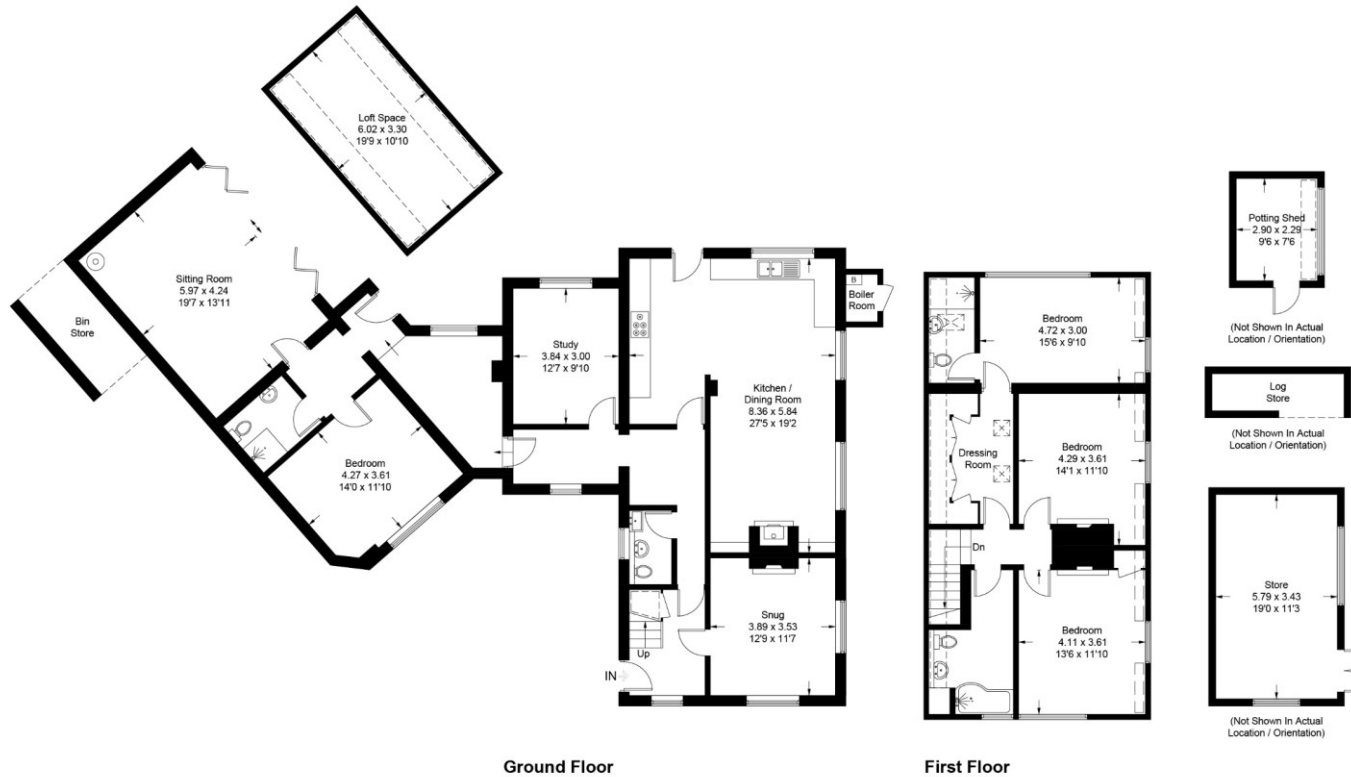
IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Approximate Gross Internal Area = 231.4 sq m / 2491 sq ft
 Outbuildings = 27.9 sq m / 300 sq ft
 Total = 259.3 sq m / 2791 sq ft
 (Excluding Log Store / Bin Store)
 Loft Space = 19.8 sq m / 213 sq ft

 = Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1213791)
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