

Hartfield Road

EDENBRIDGE, TN8

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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EDENBRIDGE, TN8

An exceptional Grade II listed country residence occupying an elevated position with spectacular far-reaching views. Set within approximately 22.9 acres this remarkable family home offers an outstanding lifestyle opportunity, combining elegant period accommodation, superb leisure facilities and glorious land including paddocks, woodland, streams, a lake and a well-stocked trout pond.

Approached via a sweeping gated driveway winding through the grounds before culminating at the house and garaging. The setting is truly idyllic, enjoying a rare balance of complete rural tranquillity whilst remaining highly accessible.

The house itself offers beautifully proportioned accommodation arranged over three floors. A wealth of original features remain intact, including exposed timbers, leaded light windows, decorative fireplaces, inglenook fireplaces and elegant period detailing.

The elegant double-aspect drawing room enjoys views across the gardens and grounds, centred around a striking fireplace. The formal dining room provides an excellent entertaining space, whilst the charming sitting room offers a more intimate retreat, again featuring an attractive fireplace.

The superb country-style kitchen is extensively fitted with a comprehensive range of units with integrated appliances and a traditional AGA. Two generous pantries provide excellent additional storage and appliance space. A boot room and two cloakrooms complete the ground floor accommodation, whilst steps descend to a useful wine cellar.





























A beautiful staircase rises from the welcoming entrance hall to the first floor, where the principal bedroom suite enjoys built-in wardrobes and an en suite bathroom. Four further bedrooms are arranged across this floor, served by an elegant family bathroom.

The second floor provides excellent versatility with three additional bedrooms, a shower room with twin basins and a tank room offering useful storage, making this area ideal for guests, older children, staff accommodation or home working requirements.

The gardens and grounds are a defining feature and create a truly magical setting around the house. Expansive manicured lawns are interspersed with mature trees and beautifully stocked herbaceous borders and a substantial kitchen garden, whilst two streams gently weave through the grounds, feeding a picturesque lake and the well-stocked trout pond.

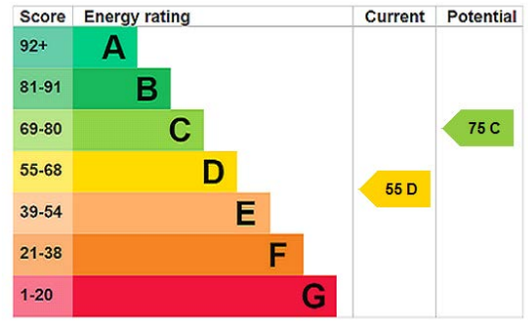
Leisure facilities include a tennis court within the grounds, whilst the swimming pool enjoys a paved surround and is accompanied by a well-appointed pool house and jacuzzi.

Beyond the formal gardens, the land opens into paddocks and large rolling fields bordered by magnificent mature oak woodland, offering endless opportunities for equestrian pursuits, recreation, conservation or simply enjoying the privacy and beauty of the surrounding landscape.

Edenbridge provides good local shopping facilities, restaurants and a mainline service which ends at London Bridge. Oxted is a short drive away, providing more extensive facilities. There are also excellent communications with the A25 providing easy access to the M25 offering quick access to London, approximately 23 miles away and to Heathrow. The M23 provides fast access to Gatwick Airport and the south coast.

Mains water & electricity. Oil fired central heating. Private drainage. Dedicated high speed fibre

Offers Over £3,500,000
Subject to Contract



Local Authority: Sevenoaks District Council

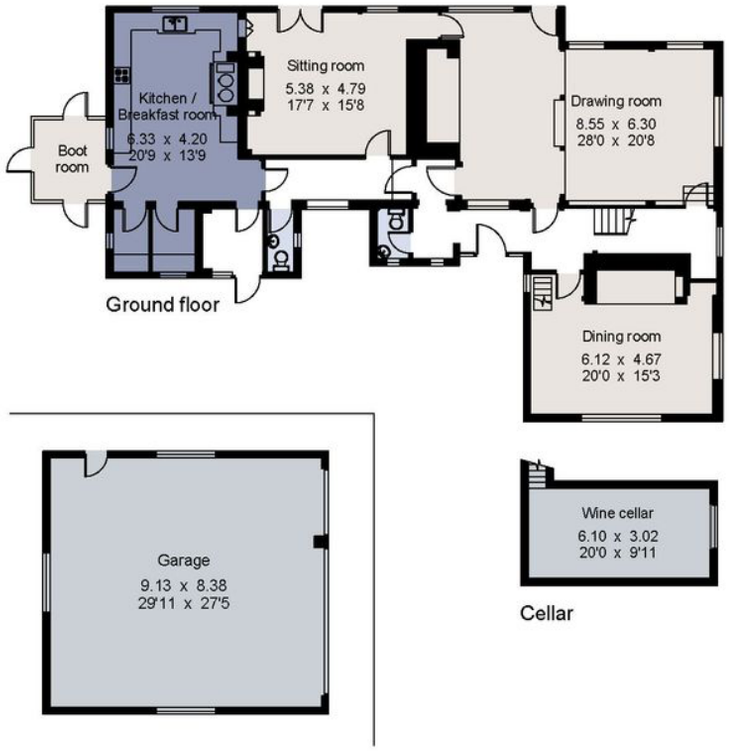
Council Tax Band: H

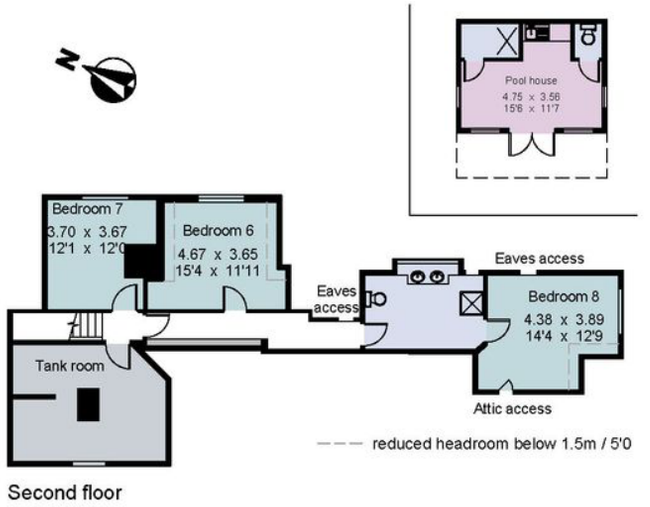
Tenure: Freehold

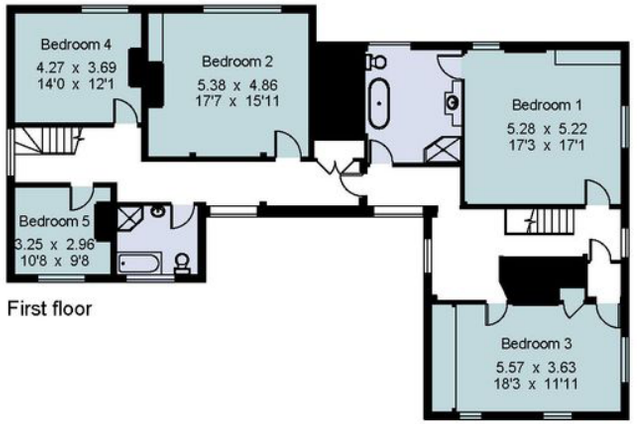
Reference: CHB260020

Approximate Gross Internal Area:
5002 sq.ft

Brook Street Farm, Edenbridge
Gross internal area (approx) 464.7 sq m/ 5002 sq ft
Garage 76.6 sq m/ 824 sq ft
Cellar 18.4 sq m/ 198 sq ft
Pool house 16.7 sq m/ 179 sq ft
Total 576.4 sq m/ 6203 sq ft







For identification only - Not to scale
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