



EDENBRIDGE

KENT,

Guide Price £1,950,000 Freehold

JACKSON-STOPS



EDEN HALL FARM

STICK HILL, EDENBRIDGE, KENT, TN8 5NL

AN EXCEPTIONAL AND BEAUTIFULLY PRESENTED COUNTRY RESIDENCE SET WITHIN CIRCA FOUR ACRES OF EXQUISITELY LANDSCAPED GARDENS.



DESCRIPTION

Eden Hall Farm is an exceptional country residence, beautifully presented in timeless Kentish tradition of oak timber-framed architecture. Nestled within approximately four acres of exquisitely landscaped gardens (by Chelsea Gold Medal winning designer Roger Platt) the house enjoys an enviable sense of peace and privacy, enveloped by mature planting and thoughtfully curated grounds. Constructed in 1997 by the esteemed Crown Oak, the home has been carefully designed to suit modern family life. Light pours into the interiors through expansive windows and doors, enhancing the impressive sense of volume created by elegant vaulted ceilings. Underfoot, a harmonious blend of traditional flagstone and solid oak flooring reflects both style and practicality.

The accommodation is both generous and versatile, perfectly suited to relaxed daily living and entertaining. A welcoming galleried entrance hall sets the tone, leading to a superb triple-aspect drawing room where a striking inglenook fireplace with wood-burning stove, forms a cosy focal point. Opposite, the heart of the home lies within the open-plan kitchen and family room, an inviting, sociable space with its own wood-burning stove and access to a sun-drenched terrace, seamlessly connecting house and garden. The kitchen is beautifully appointed with painted cabinetry, black granite work surfaces and a classic double butler's sink. A substantial central island, topped with white quartz and incorporating an induction hob, provides a gathering point for family and friends alike.

Integrated Neff appliances include twin slide-and-hide ovens, dishwasher and fridge. Adjacent, the dining room offers a more formal setting for entertaining, subtly separated while maintaining a natural flow. A discreet inner lobby leads from the kitchen to a highly flexible suite of rooms with independent external access, ideal for home working, guest accommodation or a nanny suite. This area includes a study or fifth bedroom, boot room with laundry facilities and additional refrigeration, and a well-appointed shower room with W.C. An impressive central oak staircase leads upstairs where the sense of space continues, with all bedrooms arranged as generous doubles, each enhanced by vaulted ceilings. The principal bedroom enjoys south facing countryside views, overlooking the swimming pool and benefits from a luxurious en-suite bathroom.



A large family bathroom serves the remaining rooms.

Approached via an electric gate, the property reveals itself gradually along a long paved driveway, passing a paddock before opening onto an expansive parking and turning area. Here, a detached triple bay English Heritage oak garage and car barn (with an enclosed wc and hand basin) complement the house, while Indian sandstone terraces wrap elegantly all around. The gardens are a particular highlight, richly planted and designed as a series of 'garden rooms', they invite exploration through winding paths, formal borders and secluded corners. A small orchard and a generous walled garden offer both beauty and productivity. To the rear, the land gently slopes towards a woodland area carpeted with bluebells in spring, where a stream adds to the tranquil atmosphere. Equestrian or lifestyle pursuits are well catered for, with a paddock of approximately two acres, a stable and tack room currently utilised as a party barn. Closer to the house, a sun deck and paved terrace surround a heated swimming pool. A substantial heritage oak pool room/gym is thoughtfully arranged.

FEATURES

Entrance Porch, Galleried Hall, Cloakroom, Drawing Room, Dining Room, Kitchen/Family Room, Study/Bedroom Five, Boot Room, Shower Room, Four Double Bedrooms, Ensuite Bath Room, Family Bathroom, EPC Rating D



SITUATION

Peacefully located in a sort after semi-rural location, two miles to the south of Edenbridge, Eden Hall Farm sits within scenic gardens and grounds of circa 4 acres, with views over surrounding Kent countryside. Despite it's rural setting, the property is within easy reach of Edenbridge town centre, which provides everyday amenities including Waitrose, independent shops and services. For commuters, Hever is a short walk away which connects directly to Edenbridge, London Bridge and Victoria station, with journey times of approximately 50 minutes and nearby towns of Tunbridge Wells, Oxted and Sevenoaks offer fast services to central London as well as additional shopping, leisure facilities and local attractions including Hever Castle, Penshurst place and Chartwell (former home of Winston Churchill). Ideally situated in an area renowned for its excellent primary schools, with a wide choice of well-regarded grammar and private education. Road connections are excellent, with easy access to the M25 via junctions 5 and 6 linking to the national motorway network and major airports including nearby Gatwick and Heathrow.

DIRECTIONS

From Edenbridge town centre, proceed south on the B2026 for approximately 3 miles. Eden Hall Farm is on the left. There is a square mirror at the entrance.





PROPERTY INFORMATION

Services: Oil fired central heating. Underfloor heating to main bedroom en-suite. Mains water and electricity. Private drainage.

Local Authority: Sevenoaks District Council

Council Tax band: G

Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Planning permission granted to extend.

08/03344/FUL (allows for a substantial extension to the rear of the kitchen/family room.)

VIEWINGS

Strictly by appointment through Jackson-Stops.

Tel: 01883 712375

IMPORTANT NOTICE

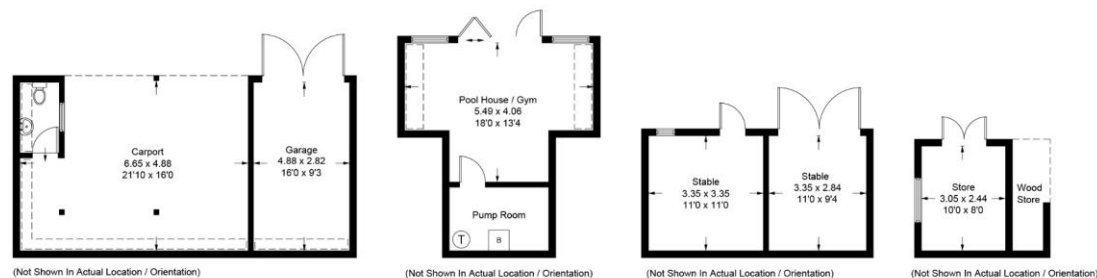
Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



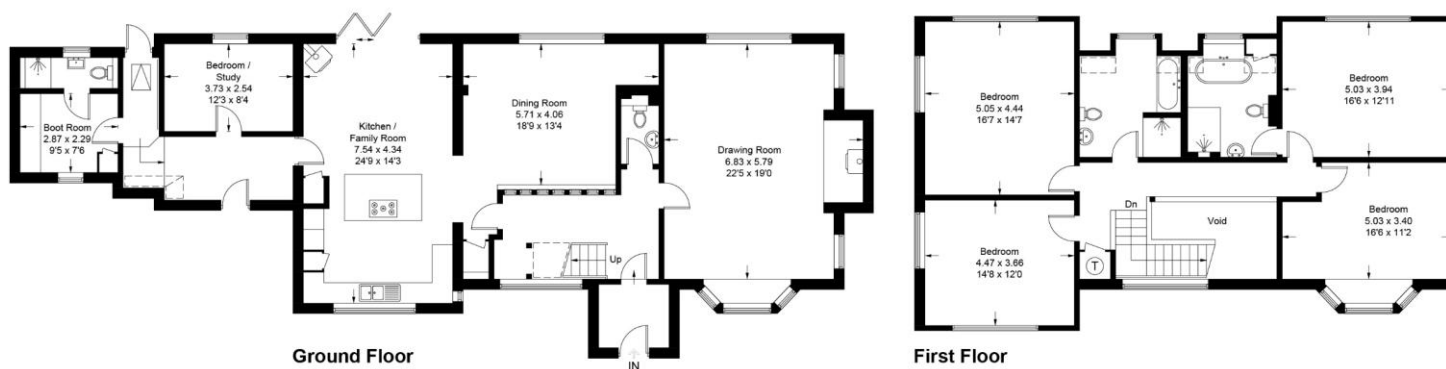
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 259.0 sq m / 2788 sq ft
 Outbuildings = 69.0 sq m / 743 sq ft
 Car Port = 29.2 sq m / 314 sq ft
 Total = 357.2 sq m / 3845 sq ft
 (Excluding Void / Wood Store)



Outbuilding



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. (ID1293951)
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