

MANOR FARM HOUSE

LOWER HAYSDEN • TONBRIDGE







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*A charming and well-presented Grade II listed former farmhouse
set within delightful established gardens and grounds*

Entrance hall • Drawing room • Dining room • Study • Superb kitchen/breakfast room • Cloakroom

Cellar

Master bedroom • 3 further bedrooms • 2 bathrooms • Shower room

Detached double garage with games/store room above

Delightful established landscaped gardens plus a paddock

In all about 5.1 acres

For sale freehold

Tonbridge and Tonbridge Station 1.6 miles • A21 2.2 miles

Tunbridge Wells 5.6 miles • Sevenoaks 9.6 miles

(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

Manor Farm House is situated in an extremely convenient semi-rural position for commuting whether it be by road, the A21 is 2.2 miles away, or rail, Tonbridge station is 1.6 miles away with mainline links to London Bridge, London Waterloo East and London Charing Cross, and to Tunbridge Wells to the South. The property is well-placed for local schools including, Tonbridge School, Weald of Kent, Tonbridge Girls Grammar, Judd School for boys, Hayesbrook, West Kent College and schools at Summerhill. Tonbridge has a

comprehensive range of shops, schools and recreational facilities including Tonbridge Castle. Tunbridge Wells and Sevenoaks are 5.6 miles and 9.6 miles respectively both with an excellent range shops, schools and leisure facilities.

Manor Farm House

Manor Farm House is an attractive and charming Grade II Listed former hall house. It has been sympathetically extended and now

offers versatile and spacious accommodation. The vendors have upgraded the property and it is well-presented throughout.

Of particular note is the superb kitchen/breakfast room.

In addition to the interiors the vendors have created superb grounds having landscaped the formal gardens around the house. There is the added benefit of a paddock to the west.





Ground floor

The oak front door opens to the entrance hall off which is the cloakroom and the study. From the hall there is one of the staircases leading to the first floor. The drawing room is an impressive double aspect room with large window to the front and a large open fireplace with bressumer beam. A second staircase rises from the drawing room to the first floor. The dining room has exposed brickwork and a superb inglenook foreplace. A door opens to the triple aspect kitchen/breakfast room with bi-folding doors to the rear terrace. The kitchen has been fitted in a superb

range of bespoke wall and base units by Simon Bray. Some of the units and cupboard doors are Burr Oak.

There is an island unit with breakfast bar and there is a range of integrated Miele appliances and space for a range cooker.

First and Second Floors

The first floor is divided into two sections and accessed via two staircases. However, it can be linked by removing one of the fitted wardrobes in the master bedroom. The master bedroom is a

spacious double aspect room with feature exposed timbers and a feature fireplace. On this side of the house is a further bedroom that could be used as a dressing room and a bathroom.

The other half of the first floor comprises a large double room with a wealth of exposed timbers and a shower room. Stairs lead from the landing to the second floor with an impressive vaulted bedroom with king post. There is also a bathroom on this level.

Externally

The property is approached from Lower Haysden Lane via a shared private drive leading to a private gravel driveway providing parking for several cars. It culminates at the detached double garage with light and power. There is a useful room to the first floor that is currently storage but could be adapted for a variety of purposes.

The gardens are of particular note having been landscaped by the vendors. The front garden is laid to lawn and partly walled.

There is a large border with ornamental grasses and five cherry trees. To the side of the house is an excellent paved terrace abutted by an Indian bean tree. The terrace provides a delightful area for alfresco dining.

The terrace continues to the rear of the house, and is flanked by borders surrounded by clipped box hedging. The principal area of the rear garden is laid to lawn and interspersed by an array of mature trees and shrubs.

Beyond the garden is a useful paddock that could be easily used for ponies or other animals. In all the grounds provide a superb setting for the house.

We note that a footpath runs from the corner of the drive to the far end of the paddock as shown on the Boundary Plan.

Local Authority

Tonbridge and Malling Borough Council 01732 876322



Postcode

TN11 9BE

Fixtures and Fittings

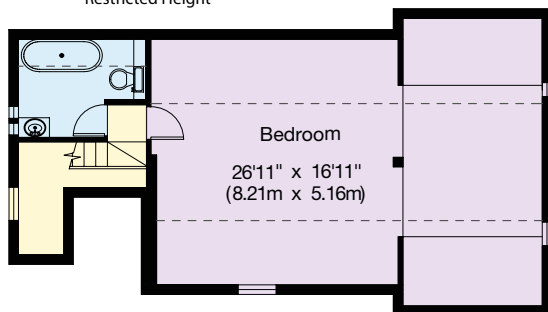
Items known as vendors fixtures and fittings together with carpets curtains and garden statuary are specifically excluded from the sale and may be available my separate negotiation.

Directions

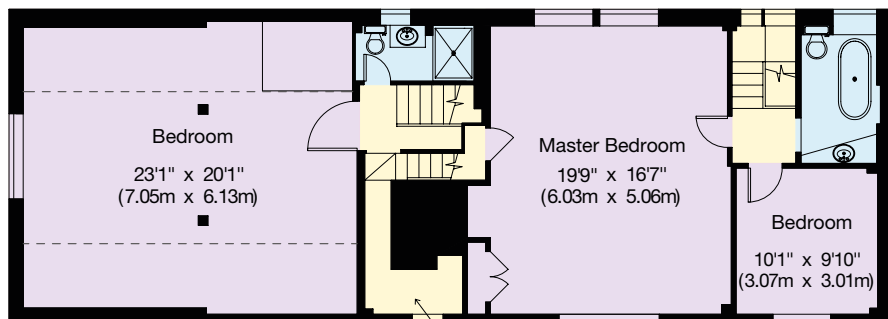
From Tonbridge High Street head south towards Tunbridge Wells, passing the station on your right hand side. At the roundabout continue straight over and turn right at the next roundabout. Continue past Judd School and turn right into Lower Haysden Lane. Proceed past Haysden Country Park and at the junction turn left into the private drive. Manor Farm House is towards the end on the right.

Services		
Water	✓	Mains
Electricity	✓	Mains
Central Heating	✓	Gas Fired
Drainage	✓	Private

----- Restricted Height

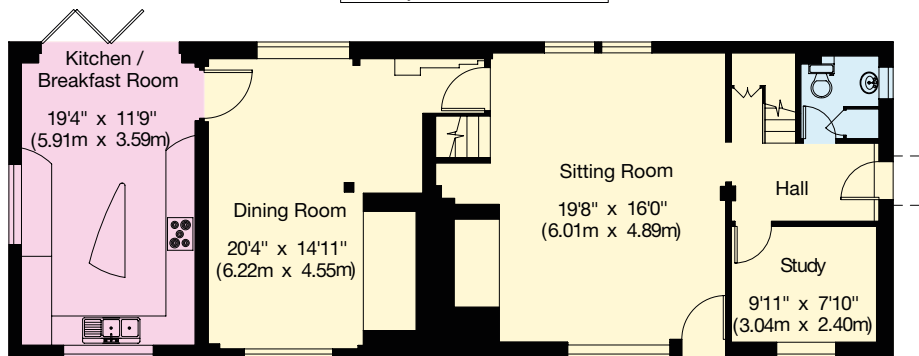


Second Floor



First Floor

Walkway around chimney breast



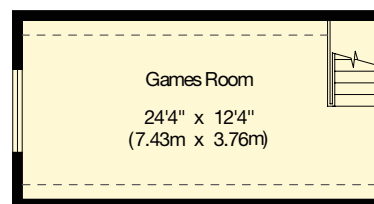
Ground Floor

Approximate Gross Internal Floor Area

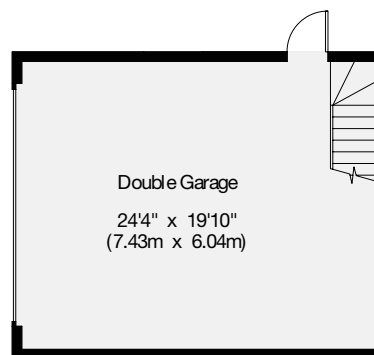
House: 271.7 sq.m (2924 sq.ft.)

Garage: 73.5 sq.m (791 sq.ft.)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



First Floor



Ground Floor



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