



Hillside Farm, Kilndown, Cranbrook, Kent

---



A most attractive Grade II listed farmhouse with beautiful gardens, swimming pool and stunning far-reaching rural views. The property also includes a two bedroom converted barn as well as a workshop, two offices, stabling, paddocks, further outbuildings and 5.72 acres.

---

### Summary of accommodation

#### House

Sitting room | Study | Dining room | Kitchen/breakfast room | Family room  
Wine cellar | Five bedrooms (one with en suite bathroom)  
Shower room

#### Outbuildings

Gym/party room | Plant room | Former oast | Stabling | Open wood barn  
Machinery store

**In all about 5.72 acres**

#### Detached Barn

Sitting room | Kitchen | Two bedrooms (one with en suite bathroom)  
Shower room | Workshop | Two offices.



**Knight Frank Tunbridge Wells**  
47 High Street  
Tunbridge Wells  
TN1 1XL  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Simon Biddulph**  
01892 772942  
[simon.biddulph@knightfrank.com](mailto:simon.biddulph@knightfrank.com)

## Distances

Goudhurst 2.2 miles | Cranbrook 7.2 miles | Marden station 7.3 miles (London Bridge from 49 minutes) | Tunbridge Wells 9.7 miles (London Bridge from 44 minutes) | Staplehurst station 9.4 miles (London Bridge from 53 minutes) | Tonbridge station 13.2 miles (London Bridge from 32 minutes) | Rye 21 miles | Gatwick airport 33 miles | London 47 miles (All times and distances approximate).

## Situation

The property is located in the sought after village of Kilndown. The pretty Wealden village of Goudhurst is nearby and offers a range of local amenities including shops, public houses/restaurants, doctors' surgery, primary school and church. A more comprehensive range of facilities are available in the larger centres of Cranbrook and Tunbridge Wells. For commuters, train stations can be found at Marden, Tonbridge, Staplehurst and Tunbridge Wells providing a regular service to London.

There is an excellent choice of schooling in the area, in both the state and private sectors, including Dulwich School in Cranbrook, Marlborough House and St Ronan's in Hawkhurst, Benenden School, Kent College at Pembury, Tonbridge and Sevenoaks public schools. There are also grammar schools in Tunbridge Wells and Tonbridge and the property lies within the Cranbrook School Catchment Area.

Leisure facilities in the area include golf at Lamberhurst, Cranbrook and Dale Hill; sailing and water sports at Bewl Water and on the south coast; walking and cycling in the surrounding countryside and at nearby Bedgebury and Hemsted Forests.





## The Property

Hillside Farm comprises a most attractive Grade II listed property, believed to date back to circa 1600 or earlier, with red brick lower elevations, tiled upper elevations. The property offers beautifully presented and characterful family accommodation with a wealth of period features including exposed beams, timbers and inglenook fireplaces.

The front door of the double fronted farmhouse opens into a porch leading through to the principal reception rooms. The sitting room is triple aspect, with a study area to one end, and is full of period features including an inglenook fireplace and a trap door opening to stone steps leading down to the cellar. The dining room also has a magnificent inglenook fireplace with bressummer beam above and wood burner.

The kitchen/breakfast room is located within the modern extension and comprises a wonderful, bright kitchen with contemporary storage units, central island with breakfast bar and integrated cooker and hob. The breakfast area has space for a dining table and two sets of double doors opening out to the pool, surrounding terrace and beautiful gardens creating the perfect entertaining space. There is also a stable door opening onto the rear terrace. Off the kitchen there is a wonderful family room with vaulted ceiling and views over the gardens.

On the first floor, the landing has storage cupboards and gives access to three bedrooms and a family shower room. The principal bedroom has a wonderful vaulted ceiling as well as a fitted dressing table, drawers and wardrobes as well as an en suite bathroom. There are two further bedrooms on the second floor.



## The Barn

In addition to the main house there is a detached converted barn, also Grade II listed, with attractive brick and weatherboard elevations under a tiled roof with catslide to the front. On the ground floor there is a sitting room with exposed timbers and vaulted ceiling. The well-appointed double aspect kitchen has a range of fitted units with integrated cooker and appliances. There are also two bedrooms and a shower room. One of the bedrooms benefits from an en suite bathroom and double doors opening to the garden. There are double barn doors leading to a spacious workshop together with an office on the ground and first floor.

## Gym/party room

A former detached milking parlour is now a substantial gym and party room with exposed brick, wood burner and attractive vaulted ceiling.





## Gardens and Grounds

The property is approached over a private driveway leading to the parking area, outbuildings and house. To the rear of the main house there is a large paved terrace enjoying fabulous and far-reaching views over the surrounding countryside.

The terrace leads on to the delightful and beautifully maintained gardens and grounds which are laid to lawn with a multitude of mature trees, shrubs and plants together with a natural pond. To one side, there is a fabulous swimming pool with limestone surround.

Adjacent to the house is the substantial gym/party room. There are further outbuildings which include a machinery store, plant room, open barn/wood store and a detached stable building which provides four stable boxes with a covered hard standing to the front.

Beyond the formal gardens, there are three fenced paddocks and in all the property extends to about 5.72 acres.



## Property information

Tenure: Freehold.

Services: Mains water and electricity. Oil-fired heating (house and barn). Private drainage.

Local authority: Tunbridge Wells Borough Council, Tel. 01892 526121

Council Tax Band: G.

EPC: House E, Barn D.

## Directions (Postcode: TN17 2SG)

From Tunbridge Wells and London, proceed south on the A21. At the Kippings Cross, Forstal Farm and Scotney Castle roundabouts, take the second exit at each to remain on the A21. Turn left onto Kildown Road (signposted to Kildown) and continue on this road for 1 mile (which becomes Church Road and Riseden Lane). The entrance driveway to Hillside Farm will be found on the right-hand side (immediately after passing The Small Holding restaurant entrance on the right).



Approximate Gross Internal Floor Area

Main House: 287 sq m / 3,089 sq ft

The Barn: 155.9 sq m / 1,678 sq ft

Outbuildings: 337.6 sq m / 3,634 sq ft

Total: 780.5 sq m / 8,401 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.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated [May 2024]. Photographs and videos dated [May 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.





