

An aerial photograph of a large estate in Kent, England. In the foreground, a green tennis court with white lines is visible. To its left is a rectangular swimming pool with a blue interior, surrounded by a paved deck with lounge chairs and umbrellas. Behind the pool is a large, dark wooden barn. To the right of the pool and tennis court is a large, multi-story house with white walls and red brick accents, featuring several chimneys and a dark roof. The house is surrounded by lush green lawns and mature trees. In the background, a large body of water, Bewl Water, stretches across the landscape, bordered by dense green trees and rolling hills under a clear blue sky.

Claphatch Farm, Bewl Water, Kent





View from the house

A charming Grade II listed well equipped farmhouse with stunning views over Bewl Water.

Summary of accommodation

Entrance hall | Dining room | Family room | Sitting room | Snug | Study | Kitchen/breakfast room | Utility | Shower room | Cloakroom | Wine cellar

Principal bedroom suite with dressing room and en suite bathroom | Four further bedrooms | Three bathrooms

Glorious gardens and grounds leading down to Bewl Water | Paddocks | Stable block | Swimming pool and pool house | Tennis court | Gym | Stores

In all about 5.38 acres

Distances

Wadhurst 4 miles (London Bridge 55 minutes), Tunbridge Wells 10 miles (London Bridge 44 minutes), Central London 58 miles

(All distances and times are approximate)



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Situation

Claphatch Farm is set in the heart of the High Weald Area of Outstanding Natural Beauty with Bewl Water as an incredible backdrop. Bewl Water is a beautiful reservoir with over 800 acres of water surrounded by rolling hills and woodland. Bewl Water boasts a variety of water activities, cycling, walking, horse riding and is an ornithologists paradise. The lake is partly designated as a nature reserve and enjoys an impressive range of wildlife including herons, kingfishers and ospreys.

Claphatch Farm is located 4 miles from the delightful market town of Wadhurst, named the best place to live in the UK by the Sunday Times in 2023. Wadhurst is well equipped for day to day needs with local shops, supermarkets, post office, church, pub, café's, delicatessen, butchers and restaurants. More extensive shopping facilities can be found in nearby Tunbridge Wells.

The area has excellent road and rail links from the A21 which provides links to the south coast and with the M25 which provide easy access to London and Heathrow and Gatwick international airports as well as linking to the Channel Tunnel. Mainline rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street operate from Wadhurst (3.7 miles), and Tunbridge Wells (9 miles) stations.

There are a number of well-regarded schools in the area in both the state and private sectors including Marlborough House and St Ronan's in Hawkhurst, Dulwich Preparatory School in Cranbrook, Benenden School, Holmewood House Preparatory School in Langton Green, Sevenoaks School, Tonbridge School, Kent College (for girls) at Pembury. There are also grammar schools for boys and girls in Tunbridge Wells and Tonbridge.

Beyond the activities at Bewl Water there are numerous sporting and recreational interests in the area including golf at Dale Hill, Chart Hills, and Crowborough Beacon. Opera at Glyndebourne. Horse racing is at Goodwood, Lingfield and Brighton. Motor racing can also be found at Goodwood. There is an abundance of country walks and riding to be had in the surrounding area utilising the extensive public foot and bridlepaths, including Bedgbury Forest and Hemstead Forest. Also National Trust locations such as Scotney Castle, Bodiam Castle, Batemans and Sissinghurst Gardens.





Claphatch Farm

Claphatch Farm is a charming Grade II listed Sussex Farm House dating back the seventeenth century. The accommodation extends to over 3,500 sq ft arranged over three floors, and the space is well balanced between formal and informal living.

The main reception rooms comprise an impressive dual aspect sitting room accessed off the reception hall and a family room that is accessed off the kitchen, both benefit from double doors out to the terrace, and the dining room with a lovely bay window seat which enjoys incredible views of Bewl Water. Interesting period features can be found throughout the property including exposed beams, and inglenook fireplaces.

The bespoke kitchen/breakfast room is well equipped with a central work island, fitted appliances and an Electric AGA. Being double aspect, the breakfast room is filled with light and has doors leading out to the rear terrace, which provides an excellent setting for al fresco dining while enjoying the far-reaching views.

Also on the ground floor are the delightful snug, study, large utility room, cloak room, downstairs WC and shower room. Stairs on the ground floor lead down to the wine cellar and store.





The guest wing is accessed beyond the kitchen. The guest wing provides a good-sized double bedroom with bathroom and would lend itself to guests or staff.

Oriented to benefit from the stunning views over Bewl Water and the countryside beyond the first floor has excellent bedroom accommodation, with a generous-sized principal bedroom suite with dressing room and en suite bathroom. There are three further bedrooms that are served by a family bathroom on the first floor. There is also a large landing on the first floor which could be used as a library/play area.



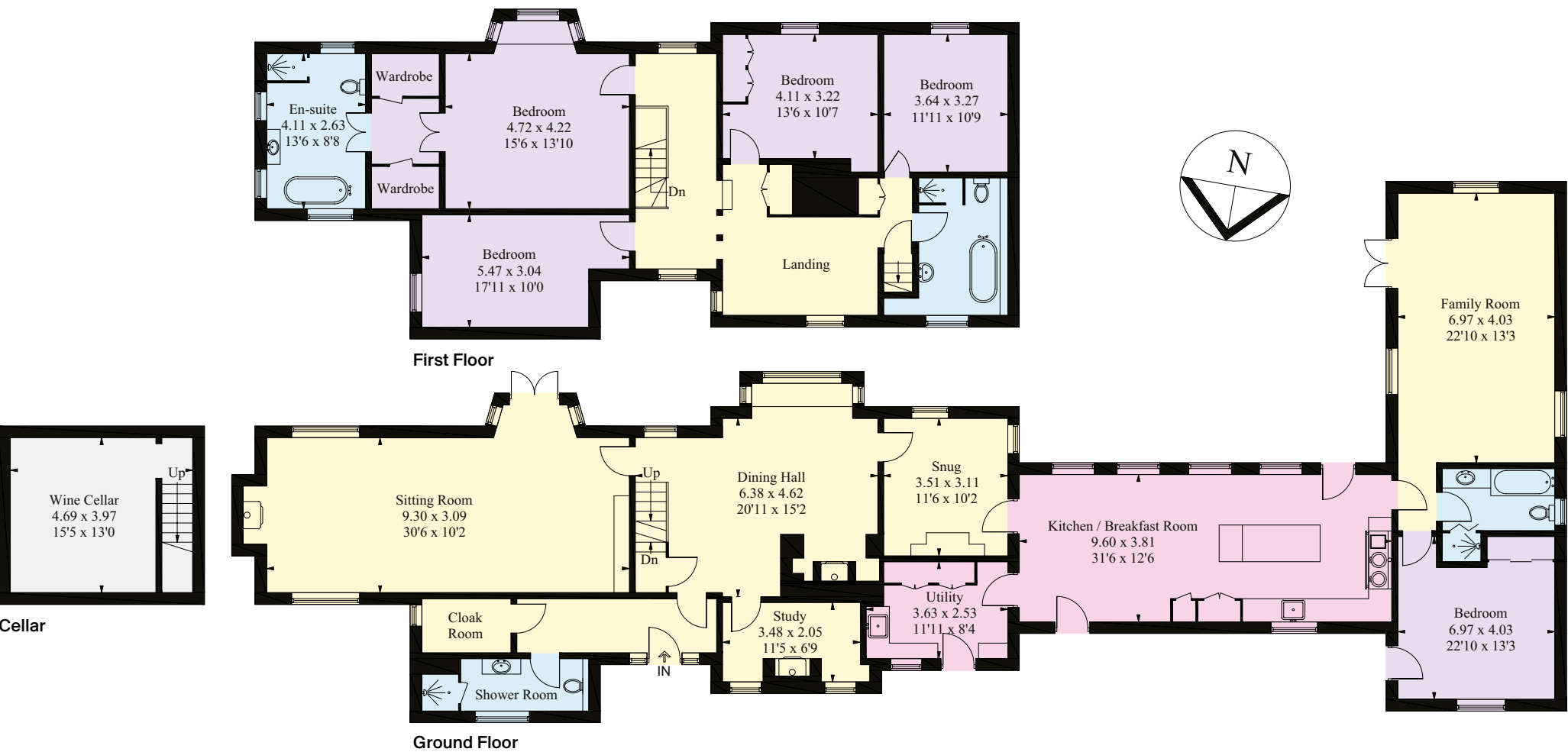
Approximate Gross Internal Floor Area

330.6 sq m / 3558 sq ft

Cellar = 18.8 sq m / 202 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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

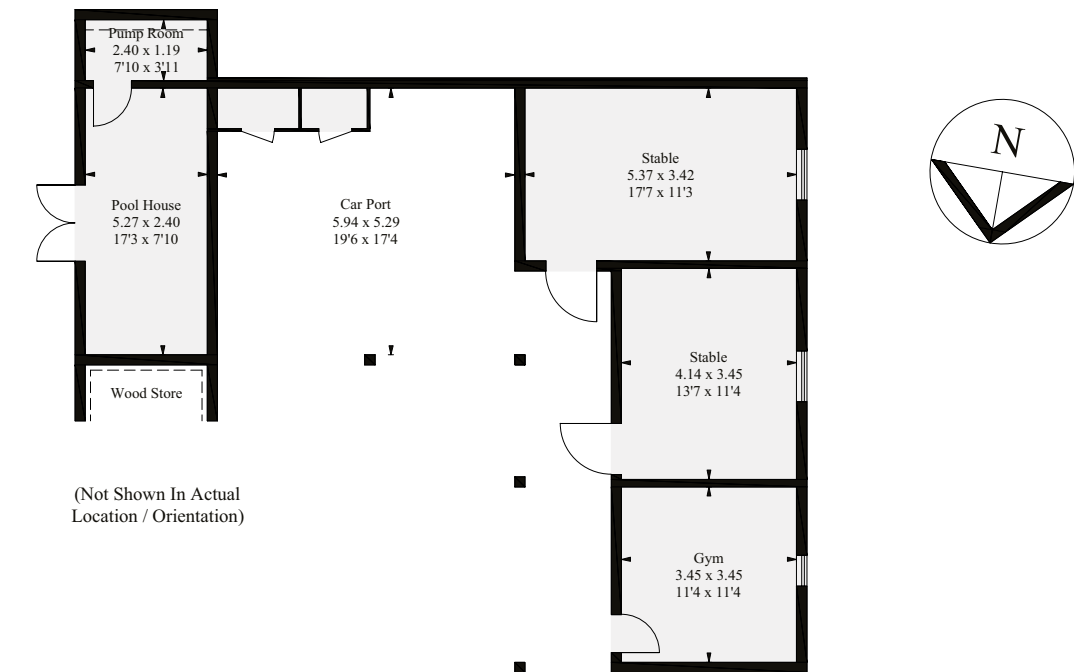


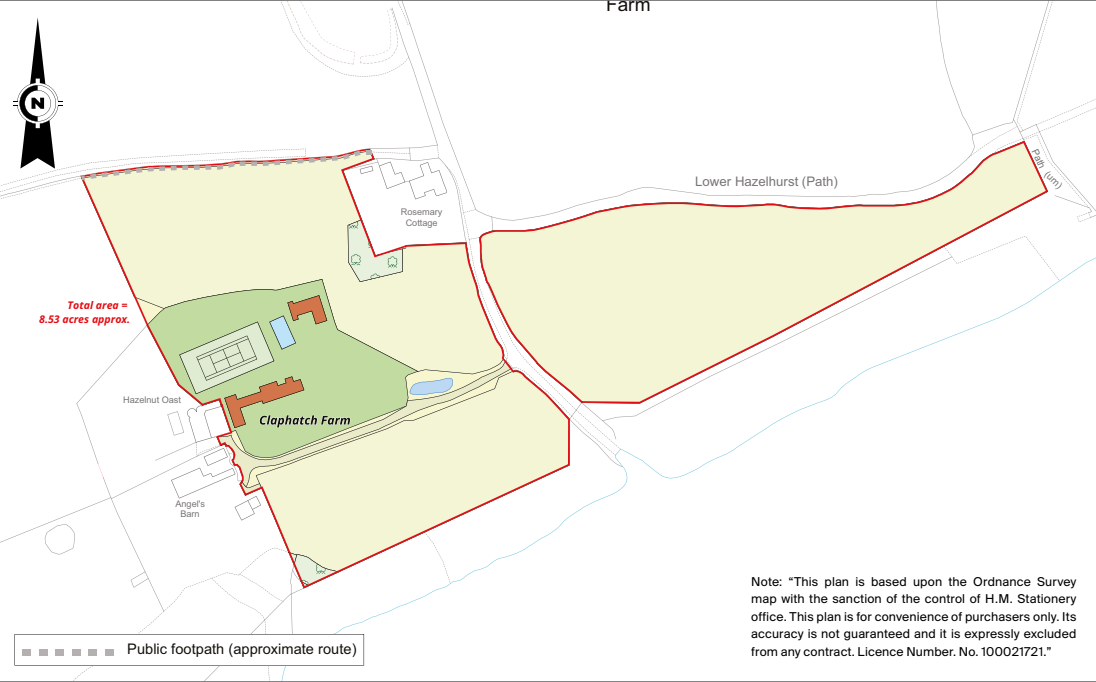
Gardens and grounds

Claphatch Farm occupies a truly exceptional setting that provides a combination of privacy, tranquillity and glorious views over Bewl Water and beyond. The gardens and grounds are an important feature of Claphatch Farm and form the most delightful setting, complementing the house extremely well and gently slope down to Bewl Water. Claphatch Farm enjoys well maintained gardens and grounds with many established specimen trees, and shrubs. The gardens encircle the property and include a tennis court, and heated swimming pool and pool house. Beyond the gardens there is a paddock. There is an abundance of useful outbuildings within the grounds of Claphatch Farm including a stable block with two loose boxes, and gym. There is also a covered double car port. In all the gardens and grounds extend to approximately 5.38 acres. (A further paddock of approximately 3.15 acres is available by separate negotiation).

Approximate Gross Internal Floor Area
Outbuilding = 61.3 sq m / 660 sq ft
(Excluding Carport)

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Services

Mains water and electricity. Oil-fired central heating. Private drainage.

Directions

Postcode: TN5 6HN

Property information

Tenure: Freehold

Local Authority: Rother District Council

Council Tax: Band G

EPC Rating: TBC



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.

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Particulars dated July 2025. Photographs and videos dated May 2024.

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