



Cloud Hill House, Speldhurst, Kent

---





A most **impressive country residence** of elegant proportions, built to exacting standards, set within superb gardens and grounds.

---

## Summary of accommodation

Entrance hall | Drawing room | Dining room | Garden room | Kitchen/breakfast/family room | Larder | Utility/laundry

Downstairs bathroom with shower

Games room | Gym | Office | Bathroom

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

Family bathroom | Hobby room

Triple garage | Garden store

**In all approximately 9,708 sq ft**

Stunning well-maintained gardens and grounds

**In all about 14.55 acres**

## Distances

Speldhurst village 0.3 miles, Langton Green 2.3 miles, Tunbridge Wells station 4.5 miles (London Bridge from 42 minutes)

Tonbridge station 5 miles (London Bridge from 32 minutes), Hildenborough station 5.4 miles (London Bridge from 33 minutes)

Gatwick airport 22 miles, Central London 40 miles (All distances and times are approximate)



**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)

**Knight Frank Country Department**  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

**Edward Rook**  
020 7861 5115  
[edward.rook@knightfrank.com](mailto:edward.rook@knightfrank.com)

**Charlotte Hall**  
020 3866 7826  
[charlotte.hall@knightfrank.com](mailto:charlotte.hall@knightfrank.com)

## Situation

Cloud Hill House occupies a convenient position on the edge of the popular village of Speldhurst to the northwest of Tunbridge Wells. Speldhurst offers a store and Post Office serving everyday needs, primary school, doctors' surgery, church and one of the most popular gastro-pubs in the area. Tunbridge Wells provides a comprehensive range of shopping, recreational and cultural facilities. Communications in the area are good with access to major road and rail routes and mainline stations at Hildenborough, Tonbridge and Tunbridge Wells offering regular services to London.

There is an excellent choice of schools in the area in both the state and private sectors including Holmewood House Preparatory School at Langton Green, Cumnor House at Danehill, Tonbridge School and The Judd School at Tonbridge, The Skinners' School at Tunbridge Wells, Kent College (girls) at Pembury and Sevenoaks School.

There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge. Leisure activities in the area include riding and walking in the surrounding countryside; local rugby and cricket clubs; golf at Royal Ashdown, Piltdown, The East Sussex National, Lingfield, Holtye and Sweetwoods; motor sports at Brands Hatch; sailing and water sports at Bewl Water and on the south coast.





## Cloud Hill House

Cloud Hill House is a wonderful country house that has been carefully planned and designed by the current owners to create something very special. The accommodation is well-presented and extends to 9,708 sq ft arranged over four floors, offering a great balance between formal and informal living.

The main reception rooms are accessed off the impressive triple height entrance hall and comprise a impressive dual aspect drawing room with large sash windows and fireplace,

dining room with wood burner, and doors that lead out to the garden room. Being double aspect and with access to the delightful courtyard outside, the garden room provides the perfect spot for sheltered al fresco dining, and seamlessly links the house to the gardens and grounds.

All of the rooms benefit from good proportions and are filled with light from the large windows, enjoying views over the glorious gardens.



The expansive bespoke kitchen/breakfast and family room is extremely well equipped with a central work island and fitted Neff appliances, large gas AGA and built in pantry cupboard. The kitchen/breakfast and family room has been meticulously designed and has impressive ceiling heights.

The triple aspect room is filled with light and enjoys multiple large windows and double doors leading out a rear terrace. Accessed off the kitchen is the rear hall, laundry/utility room, and downstairs bathroom with shower.

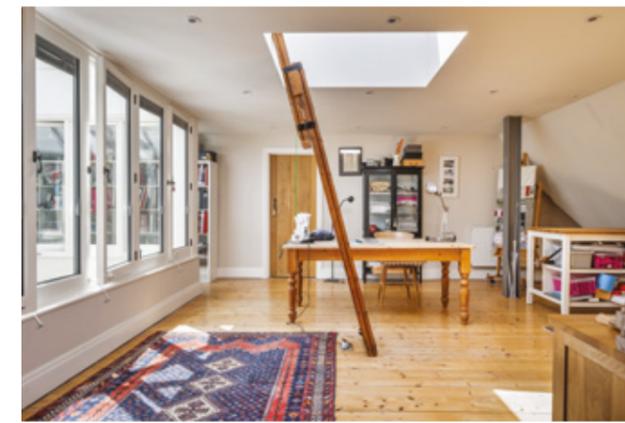
A spacious lower ground floor provides the perfect entertainment space complete with a large games room, bar, play room, gym, bathroom and

office. The quality is consistent throughout being finished to the highest standards and enjoying magnificent high ceilings.

The bedroom accommodation is arranged over the first and second floors. The first floor comprises four generous bedroom suites including the sumptuous principal suite with a dressing room and stunning bathroom with incredible views over the gardens. All of the bedrooms are of a consistently good size and enjoy views over the gardens and grounds.

On the second floor there are two further bedrooms, family bathroom and a hobby room which is benefits from a large lightwell. There is also storage areas throughout the property.





**Approximate Gross Internal Floor Area**

700.0 sq m / 7535 sq ft

Basement = 201.9 sq m / 2173 sq ft

Total = 901.9 sq m / 9708 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

Cloud Hill House is approached via a gated entrance and winding drive that leads to the large parking area at the front of the house. The gardens and grounds are truly exceptional and have been meticulously designed and planted.

Sitting within the Kent Downs Area of Outstanding Natural Beauty the gardens and grounds are an important feature of Cloud Hill House and form the most delightful and tranquil setting, complementing the house extremely well.

Cloud Hill House enjoys stunning well-maintained gardens and grounds with many established specimen trees, shrub, flower beds and topiary. The grounds encircle the property and include a series of paths and are divided into sections by established hedging and host a courtyard, kitchen garden with Hartley Botanic greenhouse, outbuilding, orchard, and small folly. Beyond the immediate gardens is a field where specimen trees have been planted. In all the gardens and grounds extend to approximately 14.55 acres.





## Specification

- Cat 6 throughout
- Sonos system
- Fibre internet connection
- Air conditioning in the gym and games room
- Tesla car charging point

## Services

Mains water, electricity and gas. Private drainage. Fibre WiFi.

## Directions

Postcode: TN3 0PH

What3words: Monday.birdcage.erase

## Property information

Tenure: Freehold

Local Authority: Sevenoaks Borough Council

Council Tax: Band H

EPC Rating: B



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 November 2024. Photographs and videos dated October 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. Brochure by [wordperfectprint.com](http://wordperfectprint.com)



