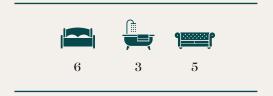


A chain free, charming 6 bedroom country property, set in 8 acres with endless potential, featuring a spacious family home of over 3000 sq ft, barn, equestrian facilities and tennis court.



### **Summary of accommodation**

#### Main House

Ground Floor: Entrance Hall | Dining Room | Sitting Room | Kitchen | Breakfast Room | Sitting Room Ground Floor Annexe: Bedroom | Bathroom | kitchen | Sitting Room | Lobby First Floor: Principal Bedroom with ensuite bathroom | 4 further bedrooms | Family Shower Room

### **Garden and Grounds**

Garden & fields totalling 8 acres | Tennis Court | Barn | Garage & Store | Workshop Stable & Tack Room | Summerhouse





### Situation

(Distances and times are approximate)

Sandfield Farm is located on the edge of the Historic village of Hever, famous for its Castle and associations with Henry VIII. The property offers good access to the local town of Edenbridge with a Waitrose, and further afield, Sevenoaks, Tunbridge Wells, Tonbridge, Oxted and East Grinstead, all of which have comprehensive shopping and leisure facilities.



There are many picturesque country walks, bridle paths and village pubs as well as Hever golf course, sailing at Bough Beech reservoir and racing at Lingfield. Mainline Rail Services are available at Hever (0.2 miles) and Edenbridge stations (3.2 miles). Edenbridge has a fast service to London Bridge/Victoria. Hildenborough (8 miles), Tonbridge (10.2 miles) and Sevenoaks (10.4 miles) stations have fast services to Cannon Street/Charing Cross.

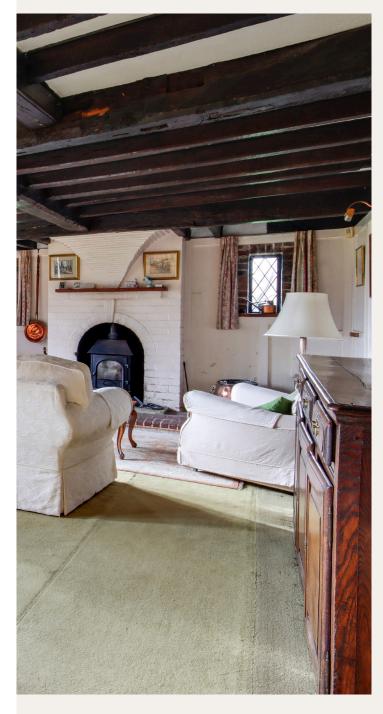


The A22 provides access to the M25, London, Gatwick and Heathrow Airports and the Channel Tunnel and ports at Dover.















## The Property

Nestled on the edge of Hever village and only a 3 minute walk from the station, Sandfield Farm presents a rare opportunity to create a stunning family home. Having been in the same family for over 75 years, this charming property is ready for renovation and transformation. Outside, the grounds offer a wealth of features, including a fully fenced tennis court, summerhouse, and multiple outbuildings including a stable, tack room, a substantial barn and ancillary buildings offering exciting potential for conversion into an annexe or Airbnb opportunity.

The large field and gardens make this an ideal property for equestrian use or those seeking a countryside retreat. Stepping inside, you are welcomed by two reception rooms both featuring exposed beams; the dining room to the front of the house and the sitting room with a inviting fireplace.

The kitchen, with an adjoining breakfast room and sitting room, provides a warm and sociable heart to the home. A corridor leads to the ground-floor annexe, which includes a bedroom, bathroom, living room and kitchen. The living room benefits from large patio doors that open onto the garden, offering wonderful natural light and views. Upstairs, there are five bedrooms, including a principal bedroom with an ensuite bathroom, as well as a separate family shower room.

This property offers a fantastic opportunity to create a dream home in an idyllic rural setting. It is worth noting that it is not listed and in addition benefits from solar panels and a biomass sewerage treatment plant.













# **Property Information**

Tenure: Freehold

Services: Sevenoaks District Council

Local Authority: Sevenoaks District Council

Council Tax: unknown

EPC: E

Postcode: TN8 7ES

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.







Knight Frank I would be delighted to tell you more

113-117 High Street

Sevenoaks Matthew Hodder-Williams

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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 agent 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 April 2025. Photographs and videos dated March 2025

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