



Chippens Lane

Hever, Edenbridge, Kent



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 en-suite 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.



Approximate Gross Internal Floor Area

House: 295.6 sq.m / 3,181 sq.ft

Outbuildings: 138.2 sq.m / 1,487 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.



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I would be delighted to tell you more

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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.

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Particulars dated April 2025. Photographs and videos dated March 2025.

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