



## GOAT HILL FARM

Chelsfield, Kent





# AN OUTSTANDING COUNTRY HOUSE

With far reaching west-facing views over its own grounds, excellent living and entertaining space and a wide mix of landscaped gardens, paddocks and equestrian facilities.

## Summary of accommodation

**Lower Ground Floor:** Dining/family room | Kitchen | Utility room

**Ground Floor:** Reception hall | Sitting room/study | Garden room | Principal bedroom with en suite Three bedrooms | WC

**First Floor:** Bedroom with dressing area | Bathroom | Playroom/bedroom

Annexe and stables | Stables | Garage | Double garage

**In all about 14.85 acres**

Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold

EPC Rating: C



# DESCRIPTION

Located within the M25 (outside of ULEZ). This elegant family home is focused firmly on its excellent west-facing aspect having far-reaching countryside views over its own grounds.

The property is entered through a private driveway and a pair of electric metal gates. A secondary driveway (alongside a recently planted orchard) provides access to the stables, ideal for horse lorries and agricultural vehicles. Ample parking is found in front of the house alongside a triple garage which has been recently updated inside with fitted units to maximise the use of the space.

On the lower ground floor the family kitchen/dining room, with riven slate floors and fireplace with wood burner, stretches nearly the width of the house with bifold doors opening out onto the wide stone terrace. The kitchen is custom made by Great British Kitchens and includes integrated Miele appliances and granite surfaces, along with a three oven electric AGA. A large picture window in the kitchen acts as an excellent west-facing outlook. A utility room with storage (and additional WC) provides a secondary entrance to the house, ideal for children or dogs.

The house is entered through the roundel (with personalised cowl) and gives a clear view out over the grounds. A reading room with exposed brickwork opens out onto a west facing terrace with steps leading down to the garden. A tiled staircase leads down to the lower ground floor whilst a bespoke curved oak staircase leads up. Corridors, link to both the north and south wings.

The North wing then houses a guest bedroom with travertine tiled flooring, with accompanying en suite and large west facing windows. A trio of additional bedrooms, all doubles in size, then share a family bathroom off the hallway with a guest WC. On the South wing, there is a fantastic office/ living room, fitted with bespoke furniture and benefitting from wonderful views through the triple aspect windows which pour natural light into this space.







## ACCOMMODATION

At the top of the house the stairs lead to the principal bedroom with travertine tiled flooring, a handmade walk-in wardrobe and accompanying bathroom. The bedroom enjoys far reaching views towards London where, on a clear day/night, it is possible to see Canary Wharf and the City. Alongside the principal suite sits a light and bright room, currently in use as a children's playroom. This could be used in any number of formats, from additional bedrooms to a study/workroom/cinema room.



# GARDENS AND GROUNDS

Steps lead through iron gates to either side of the house, with well-stocked flower beds framing the way towards the large, paved terrace which is perfect for outdoor dining and entertaining. To the centre a gate leads into a hedged area of artificial lawn, ideal for playing with the children, Beyond this another set of gates leads to a further area of artificial lawn with a dedicated play area and steps leading down to an elevated Millboard decked terrace with incredible views over the paddocks and countryside beyond, perfect for sundowners and summer evenings.

The grounds cover approximately 14.85 acres of paddocks and woodland. These areas can be accessed from a gravel track running from the stables which leads to seven paddocks which are separated with post and rail fencing with a number of field shelters, all with automatic water troughs. Paths run through the mature woodland and a pedestrian track runs around the boundaries, making it ideal for scenic walks and dog exercise.





As night falls, the outdoor space transforms with warm, ambient lighting that beautifully illuminates the property and gardens. Pathway lights guide the way through the grounds, while strategically placed spotlights highlight the landscaping and architectural details. Ideal for evening gatherings, the children’s play area and surrounding hedges are gently lit, making the garden just as enchanting at night as it is during the day.

## EQUESTRIAN FACILITIES

The main stable block includes a groom’s residence/additional accommodation with kitchen/living area, shower room and an additional room, currently in use as a games room/gym for the main house which was updated in 2020. Three well sized stables sit on the east side of the building. An additional pair of stable blocks (six stables of which two are suitable for ponies) sit on either side of a concrete turning area whilst a full size floodlit rubber chipping manège is to be found complete with a decked viewing gallery.

## LOCATION

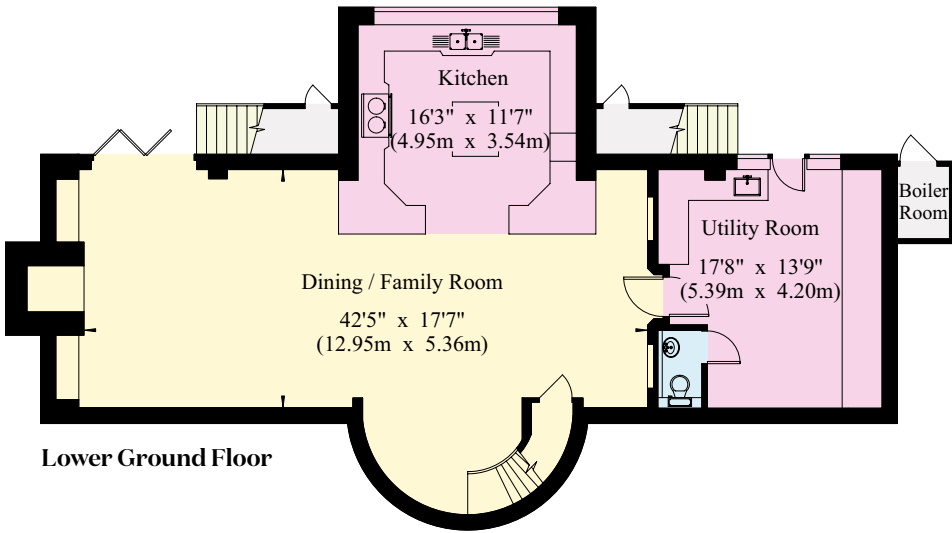
Within easy reach of Chelsfield train station, which connects to London Bridge in just 19 minutes. Close at hand, Chelsfield is a vibrant village whilst both Orpington to the north and Sevenoaks to the South provide additional amenities, restaurants, and shopping together with additional rail links into London. Junction 4 of the M25 is within a few miles and gives easy access to both Gatwick and Heathrow airports as well as the wider UK motorway network whilst the M20 links with the Channel ports.

The property is sat within the catchment area for Kent Grammar Schools as well as St Olaves Grammer School and Newstead Woods School for Girls, along with Sevenoaks which has a wide array of excellent state and private schools, including Sevenoaks School, The New Beacon, Granville, Sevenoaks Prep, and Walthamstow Hall.

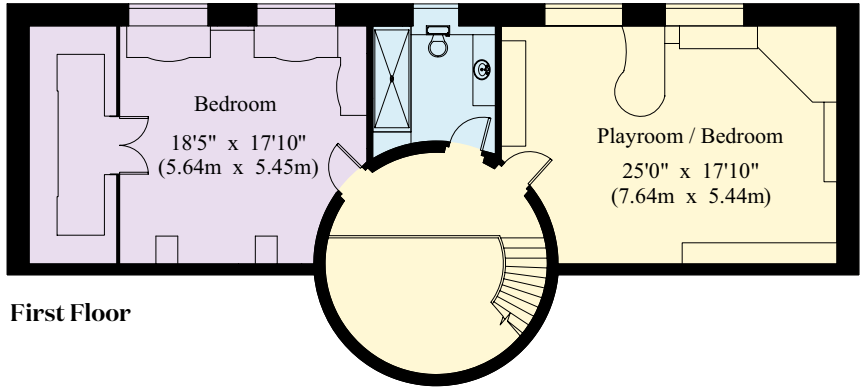




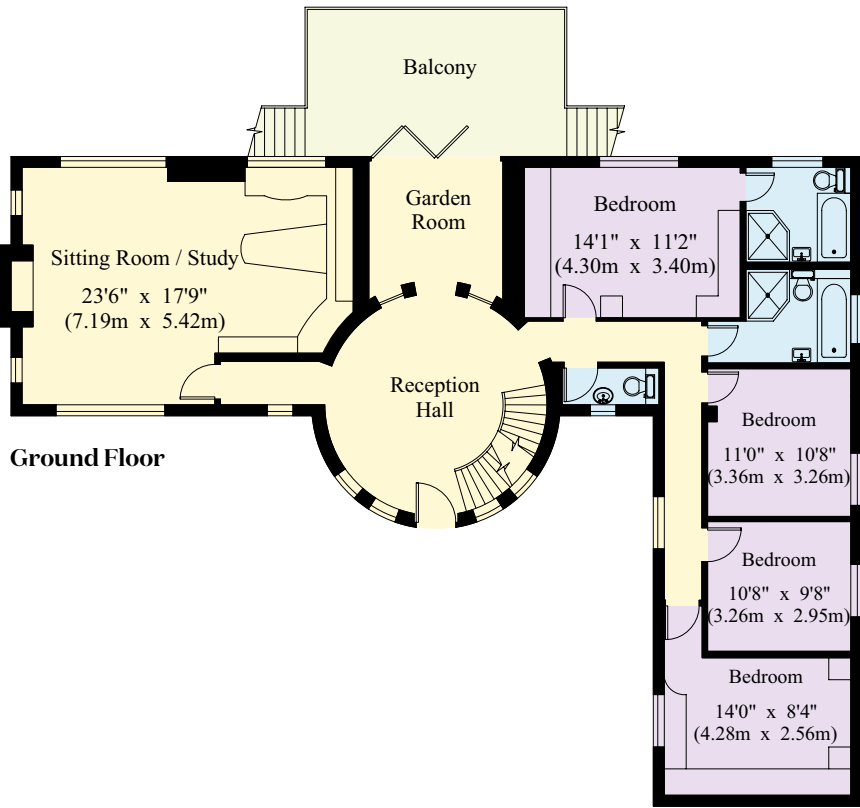
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



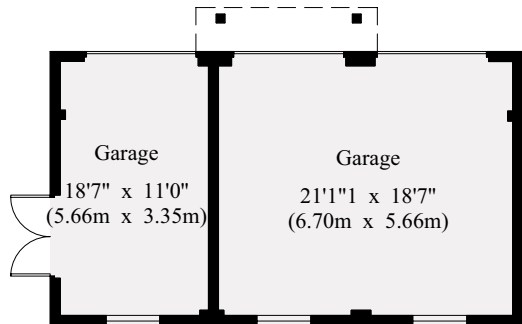
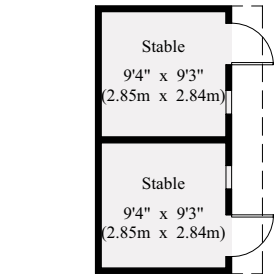
Approximate Gross Internal Area =  
391.4 sq.m (4213 sq.ft.)



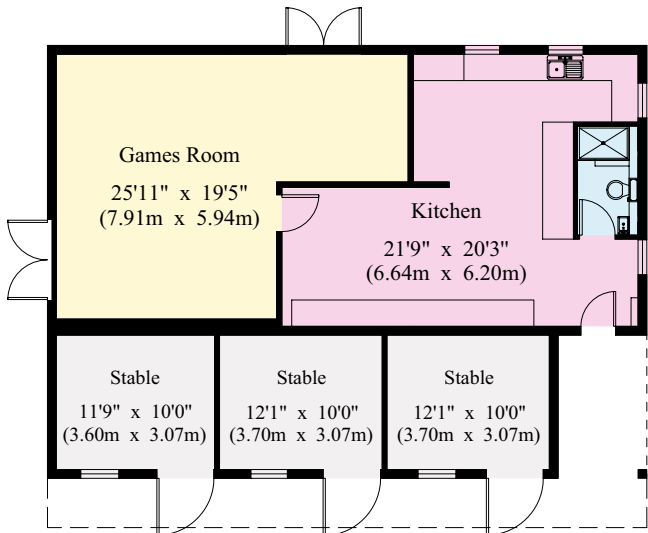
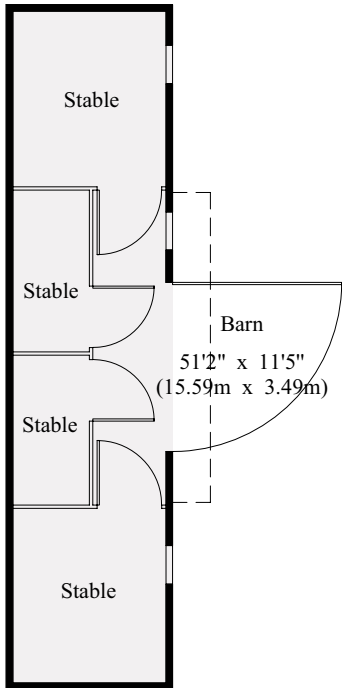
First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



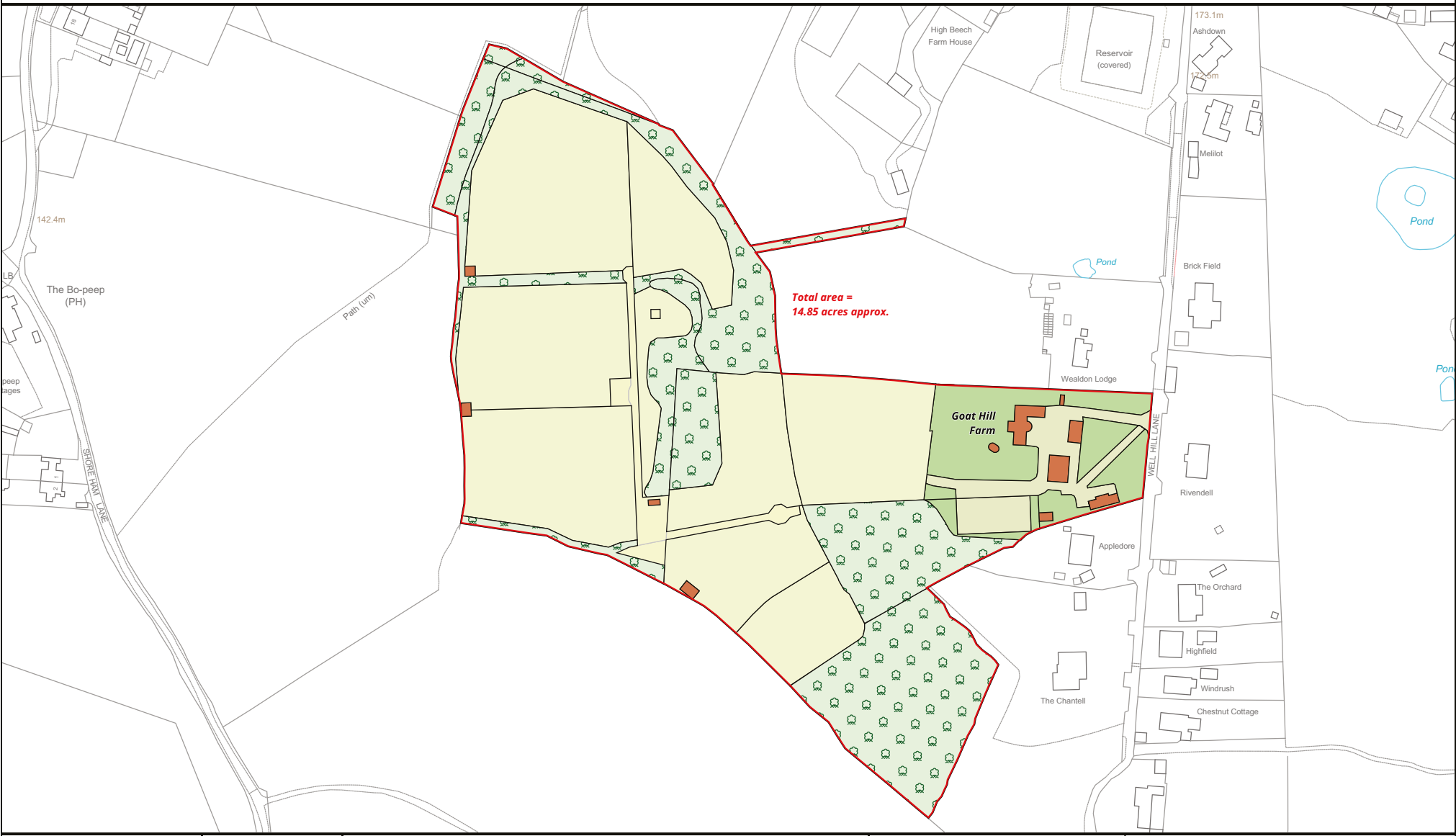
Approximate Gross Internal Area =  
Annexe and Stables: 118.6 sq.m (1276 sq.ft.)  
Stables: 53.3 sq.m (573 sq.ft.)  
Garage: 60.4 sq.m (650 sq.ft.)  
Double Stables: 16.6 sq.m (178 sq.ft.)  
Total : 248.9 sq.m (2677 sq.ft.)



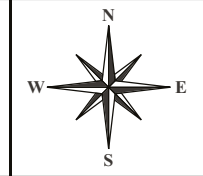
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Goat Hill Farm



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Title  
**Goat Hill Farm**

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