



## BERESFORD COURT

Limpsfield, Surrey





# A BEAUTIFULLY PRESENTED GRADE II LISTED ARTS & CRAFTS HOME

Set in gardens and grounds of 5 acres, located in a secluded position.

**Summary of accommodation**

**Main House**

Six bedrooms | Five bathrooms | Wet room | Two private first floor terraces | Entrance hall | Large kitchen breakfast room  
Drawing room | Dining room | Sitting room | Galleried snooker room | Two home offices | Good Wi-Fi

**Outside**

Swimming pool | Pool house and pump room | Full length south-facing elevated entertaining terrace | Exterior house and grounds mood lighting  
Studio | Kitchen garden with new green house | Grass tennis court | Croquet lawn | Stables with seven point three phase power for events  
Extensive garaging | Substantial court yard guest parking | Architectural tree house | Paddocks  
Full garden irrigation system fed by a private underground aquifer

**Main house 6,821 sq ft/634 sq m increasing to 9,083 sq ft/844 sq m with the additional outbuildings**

**In all about 5 acres**

**Planning consent for additional home in the grounds**





## DESCRIPTION

The property, designed by the famous architect Baillie Scott for Sir Stanley Farr, has been subject to extensive improvements including redecoration throughout, new bathrooms, new five door AGA and an upgrade of the electrics. Beresford Court The property has been constructed of brick under a tiled roof, in an 'E' shaped plan. The house has been comprehensively modernised but still retains many of the original features from 1926.

Of particular note is the beautiful oak panelled drawing room, the dining room panelled in Oregon pine and birch with oak floor, the solid oak staircase and the large vaulted billiard room with panelling and a balustrade minstrels gallery.









# GARDENS AND GROUNDS

Externally, improvements include a complete rebuild of the swimming pool with electric child safety cover, rebuild of the extensive York flagstone sun terrace to the rear. A new oak framed triple garage has been added together with a Alitex greenhouse and treehouse. The new automatic irrigation timed system self-waters the gardens and terraces at no cost. Guttering and downpipes have been replaced with cast iron and the rooves have also been maintained.

Accessed via Ballards Lane, a private and separate driveway leads down to the stables, additional garaging and paddock. There is granted planning permission (Tandridge District Council - Ref - 2022/551) for the demolition of the stables and the erection of a single storey two bedroom dwelling/ ancillary accommodation set within its own grounds.

## LOCATION

The picturesque towns of Oxted and Westerham are within a five minute drive and benefit from Waitrose, Morrisons, Cookshop, Cinema, restaurants and a multitude of pubs and boutique shops. Oxted station has a dedicated 400 space car park. The Gate House, is accessed off a quiet stretch of the A25 on Ballards Lane, a five minute walk from the pretty medieval village of Limpsfield. The village, winner of the ‘In Bloom’ and ‘Best in the South East’ awards, boasts a gastro pub, post office stores, cookery school, dog groomers, member’s tennis and squash club, cricket ground and golf course.

Located nearby are some of the highest rated schools in the country. Prep schools include Hazelwood, New Beacon, Radnor House, Brambletye, Ashdown House, Holmewood House. Grammar schools include Judd in Tonbridge, Skinners in Tunbridge Wells, Tunbridge Wells Grammar School for Boys, Tunbridge Wells Grammar School for Girls and Weald of Kent. Major public schools include Caterham, Worth, Tonbridge, Whitgift and Sevenoaks. Limpsfield village primary school is located a walk away.





The M25 (Junction 6) is only 5 miles away providing fast access to the national motorway network, London, as well as Gatwick and Heathrow Airports.

There are three golf courses within a five minutes’ drive and the surrounding area includes walking, cycling and riding opportunities within the National Trust and Titsey estate. Hever Castle and Winston Churchill’s home Chartwell are also a short drive away.

**Distances:** Limpsfield 0.8 miles, Oxted 1.5 miles, Westerham 2.2 miles, Sevenoaks 8 miles, London 20 miles, London Bridge and the City 28 mins, London Victoria 38 mins, Gatwick airport 20 mins. Eurostar Ebbsfleet 30 mins. (All mileages and times are approximate).

# PROPERTY INFORMATION

- Services:**
- Tenure:** Freehold
- Local Authority:** Tandridge District Council
- Council Tax:** Band H
- Viewings:** Viewing is strictly by appointment through Knight Frank.



Approximate Gross Internal Area = 821 sq ft (633.68 sq m)  
Outbuildings 2005 sq ft (186.29 sq m)  
Terraces 257 sq ft (23.85 sq m)

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.

We would be delighted  
to tell you more.

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