



Boroughs Oak Farmhouse, 299 Hale Street, East Peckham,  
Tonbridge, Kent, TN12 5HZ  
£1,800,000

**Waghorn  
&  
Company**

Independent Estate Agents



**\* Immaculately presented detached Georgian Country Home \* Grade II Listed \* 0.6 Acres of landscaped gardens with swimming pool and tennis courts \* Newly fitted Kitchen \* No Forward Chain \* Planning permission granted for a substantial addition if required \***

An impressive six bedroom Grade II listed double fronted former farmhouse with 4852 square feet of beautifully presented accommodation set in delightful 0.6 acre grounds with a heated swimming pool and tennis court.

### Agents Overview

Boroughs Oak Farmhouse is an exceptional property, seamlessly blending historic charm with modern amenities. The original features, such as the fireplaces, exposed beams, and brickwork, imbue the home with a unique character. Meanwhile, the contemporary kitchen and bathrooms ensure that the property meets the needs of modern living without compromising its historical appeal. The layout is ideally suited for family life, offering an abundance of space and various areas for relaxation and entertaining. The garden room and conservatory, which overlook the private patio, provide a tranquil setting for unwinding or hosting guests. With over 4,800 square feet of living space, the property feels incredibly expansive, and the views from both the house and garden are simply breathtaking. If you're considering a personal viewing this property is undoubtedly one that would make anyone feel right at home.

### Planning Permission

**Planning Permission** The property benefits from approved planning permission for a range of enhancements, including: Demolition of existing extensions and construction of a single-storey rear extension Internal alterations to create a self-contained one-bedroom annexe Repair and refurbishment of both the internal and external fabric of the building. Demolition and replacement of the existing pool house and associated landscaping works. Further details and documentation can be found on the Tonbridge and Malling Borough Council planning portal at: <https://planning.agileapplications.co.uk/tmbc/application-details/2771>.

### Boroughs Oak Farmhouse

A Grade II Listed Country Home Boroughs Oak Farmhouse is an impressive, double-fronted Grade II listed former farmhouse, believed to date back to the 16th century with later sympathetic additions. Constructed of red brick with tile-hung upper elevations beneath a pitched tiled roof, the property beautifully showcases its rich architectural heritage. From the moment you arrive, it leaves a lasting impression with its grand yet welcoming atmosphere, offering a rare combination of historic character and refined modern comfort. A Harmonious Blend of Period Charm and Contemporary Living Set within generous, secluded, and immaculately maintained gardens, this substantial family residence offers the best of both worlds. Original features, including exposed beams, characterful brickwork, and impressive fireplaces, are complemented by thoughtful modern enhancements such as a stylish kitchen and updated bathrooms. The accommodation spans three floors and measures approximately 4,852 square feet (excluding the cellar), offering flexible and spacious living throughout. **Elegant Living Spaces** The welcoming entrance hall provides access to two elegant, front-facing reception rooms. The dual-aspect family room features a charming tiled fireplace, while the drawing room boasts a magnificent inglenook brick fireplace with a multi-fuel stove. To the rear, a spacious dining room, also with an inglenook fireplace, flows seamlessly into the kitchen, study, and a versatile garden or games room. **Heart of the Home** The well-appointed kitchen is a central feature, fitted with a full range of wall and base units, a bank of integrated cabinetry, and a sociable breakfast bar ideal for casual dining and entertaining. A separate utility room provides additional storage and laundry facilities. The ground floor also includes a light-filled garden or games room with access to a private patio, a conservatory, a useful store room, and stairs leading to the lower ground floor with potential for conversion into a wine cellar. **Private Bedroom Suites and Family Accommodation** The first floor offers four generously sized bedrooms, including two excellent options for a principal suite. One features a dual-aspect outlook with private access to an impressive shower room, while the other benefits from a spacious walk-in dressing room. A beautifully appointed family bathroom completes this level, featuring classic chequerboard tiling, a roll-top bath, and a separate shower. Two further bedrooms are located on the upper floor, ideal for guests, older children, or use as a home office.







### Outside

**Gardens and Grounds** The beautifully landscaped and well-stocked gardens are a standout feature of this exceptional family home, with the overall plot extending to approximately 0.6 acres. The secluded rear garden is enclosed by an attractive red brick wall, offering a picturesque backdrop to a variety of mature plants and shrubs that provide colour and interest throughout the year. Designed for both relaxation and entertaining, the garden includes a heated swimming pool, tennis court, summerhouse and several thoughtfully positioned seating areas. Whether hosting large gatherings, enjoying family leisure time, or unwinding with a quiet glass of wine, the outdoor space caters to a variety of lifestyles. To the front, the property is approached via a sweeping gravel driveway, which offers ample private parking.

### Situation

Boroughs Oak Farmhouse is situated within a charming hamlet of converted farm buildings on the outskirts of East Peckham. The village itself features an attractive central square and a selection of local shops and amenities catering to everyday needs. The nearby towns of Tonbridge, Paddock Wood, Sevenoaks, Royal Tunbridge Wells, and Maidstone offer a wide range of shopping, dining, and leisure facilities. Tonbridge and Paddock Wood also provide regular rail services to London, making the area well-suited for commuters. For families, there is a small state primary school within the village, while the property lies approximately five miles from the highly regarded primary and secondary schools in Tonbridge.

### Tenure

Freehold

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