



THRUPPS FARM, FEN POND ROAD,
IGHTHAM, SEVENOAKS, KENT TN15 9JD



**Lambert
& Foster**



THRUPPS FARM, FEN POND ROAD, IGHTHAM SEVENOAKS, KENT TN15 9JD

Offered for sale to the market with no onward chain, an exciting opportunity to modernise an attractive, unlisted detached farmhouse, with planning permission in place for a further dwelling in the grounds which extend to 4.87 acres, situated in a superb location within the village of Ightham in Kent.

GUIDE PRICE £1,100,000



SITUATION

The property is located within the village of Ightham which offers a range of local amenities. The town of Sevenoaks, 5 miles to the west, provides a wide choice of additional shopping, educational and recreational facilities. Thrupps Farm is a short distance (3.2 miles) from Junction 2A of the M26, with onward connections to the M20, M25 and the national motorway network. Borough Green is 1.2 miles to the north-east, and has a mainline station offering direct services to central London in under an hour.

ACCESS

Thrupps Farm is set within private grounds off Fen Pond Road, and is approached via a private driveway that sweeps round to the farmhouse, which occupies a well-screened position from the road.

DIRECTIONS

The postcode of the property is TN15 9JD. Using the What3Words app, the entrance to the property can be found at [///lodge.care.area](#).





THRUPPS FARMHOUSE

Thrups Farmhouse comprises a very attractive (unlisted) ragstone and brick detached dwelling under a pitched part tile and part slate roof. The original house was extended by the conversion of an old stable block, and the property is considered to offer further potential for extension or alteration, subject to obtaining the necessary consents.

The existing accommodation is arranged over two floors. The ground floor entrance hall, which includes a cloakroom, leads on one side through to a large kitchen with a walk-in pantry, and on the right hand side to the sitting room with a stone fireplace. Through a connecting door, the sitting room leads to the dining room with wood panelling and a vaulted ceiling. The majority of the ground floor has timber floorboards (and parquet in the hallway) with stone tiles in the kitchen. Stairs lead to a room partially over the garage, which could be used as an additional bedroom, study or playroom. The main staircase in the original farmhouse leads to a first-floor landing with three bedrooms, and a family bathroom. Two of the bedrooms are double, with one single.

The house is extended with a conservatory on its front elevation, together with an attached garage. Outside, the property has a large patio area to the front elevation and is bordered immediately to the south by a stream.

The property, while in need of significant renovation, offers tremendous potential.

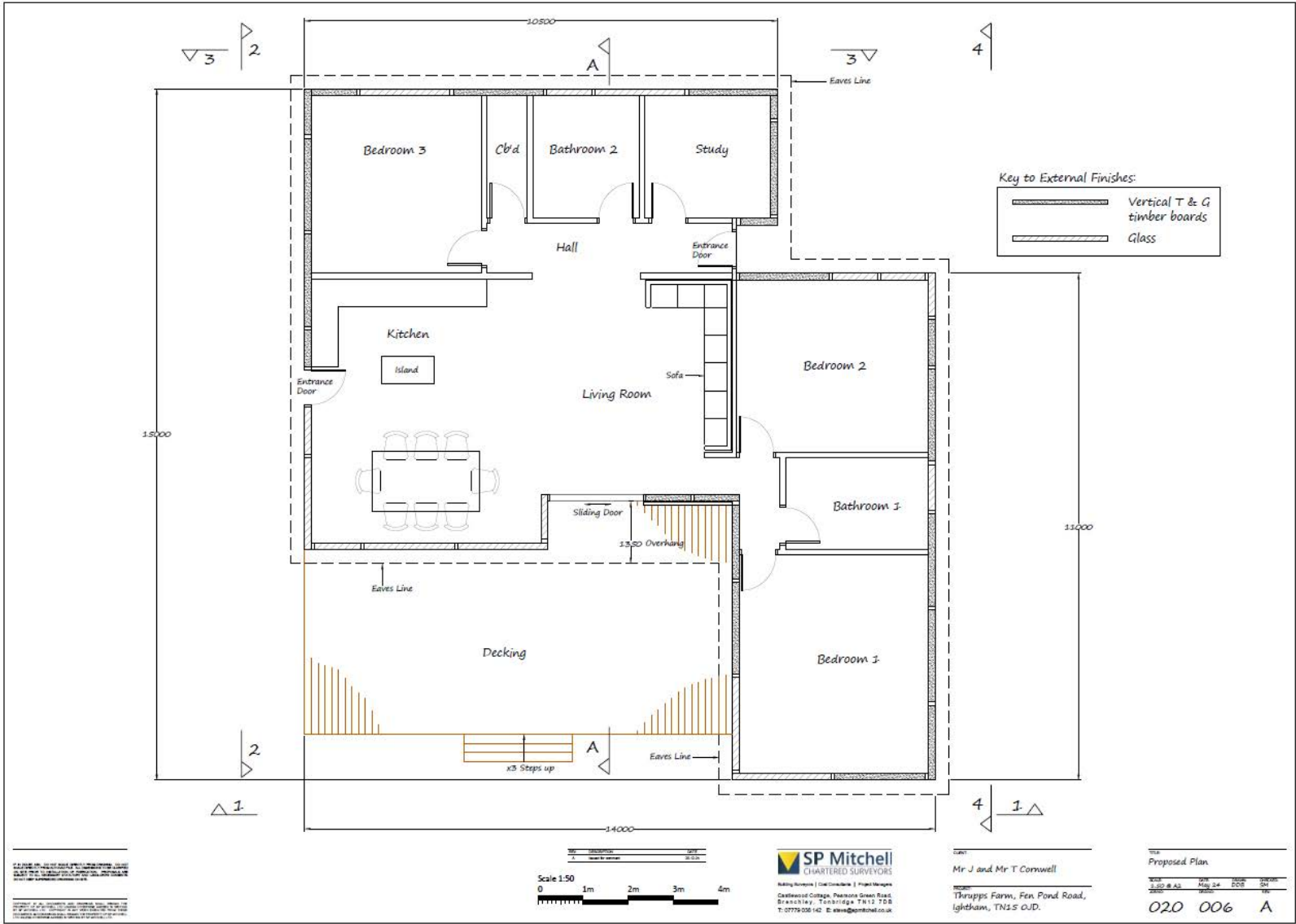
GARDENS AND GROUNDS

The grounds at Thrups Farm extend in all to 4.87 acres (1.97 hectares), with the farmhouse situated in the south-eastern corner alongside the existing outbuildings. The immediate surroundings of the farmhouse comprise well-established trees and shrubs, while the majority of the land beyond consists of gently sloping grassland. This land could be used for livestock grazing or landscaped to more formal gardens, subject to obtaining the necessary consents.

There are a range of timber outbuildings situated to the west of the house, most of which are in a poor state of repair. As part of the planning approval for the additional dwelling, these buildings are to be removed.



FLOOR PLANS TM/2500250/PA

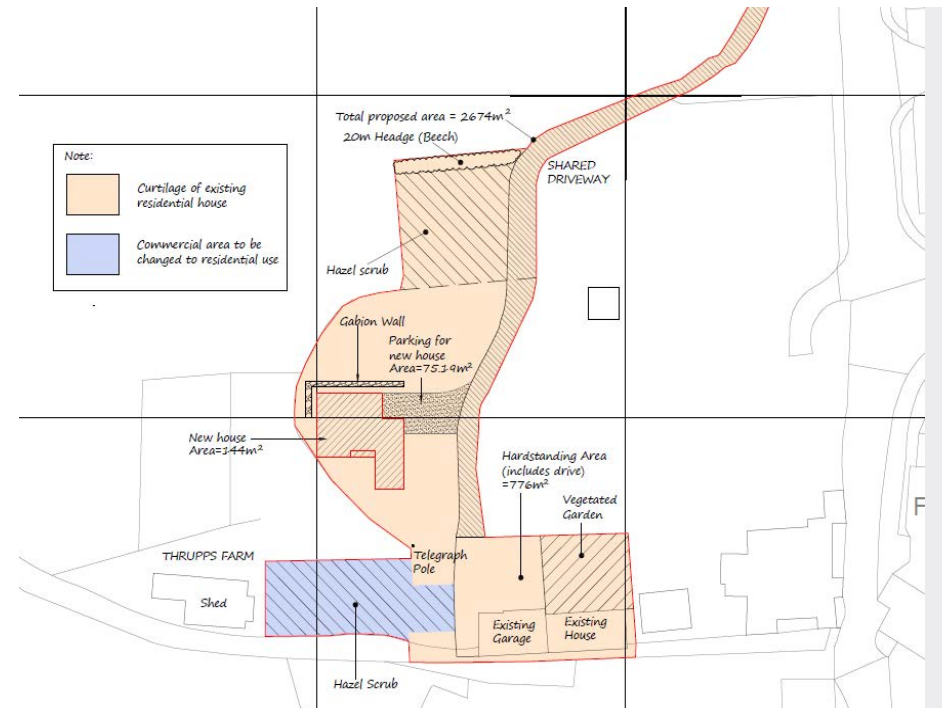




THE BUILDING PLOT

Planning permission was approved on 26th November 2025 by Tonbridge and Malling Borough Council for the erection of a new detached dwelling with associated access and vehicle parking facilities, within the grounds of the property, reference TM/25/00250/PA. The approved dwelling will be situated adjacent to the shared access, to the north-west of the existing farmhouse. Approaching the farmhouse along the driveway, the proposed dwelling will be on the right-hand side together with a small parking area.

The proposed accommodation will extend in all to 1,550 sq ft (144 sq m) and will be of single storey construction with tongue and groove vertical timber cladding with lots of glazed window panels, under a flat roof deck. The accommodation will comprise three bedrooms, two bathrooms, a study, and an open plan kitchen/dining/living room. In a trade off for the proposed dwelling, the remainder of the outbuildings on the property are to be demolished.



Illustrations used with kind permission from the vendors planning consultants, SP Mitchell Chartered Surveyors.

FLOOR PLANS

Thrupps Farm, Fen Pond Road, Ightham, Sevenoaks, TN15 9JD

Approximate Area = 2039 sq ft / 189.4 sq m
Limited Use Area(s) = 10 sq ft / 0.9 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 2191 sq ft / 203.4 sq m
For identification only - Not to scale



FLOOR PLANS

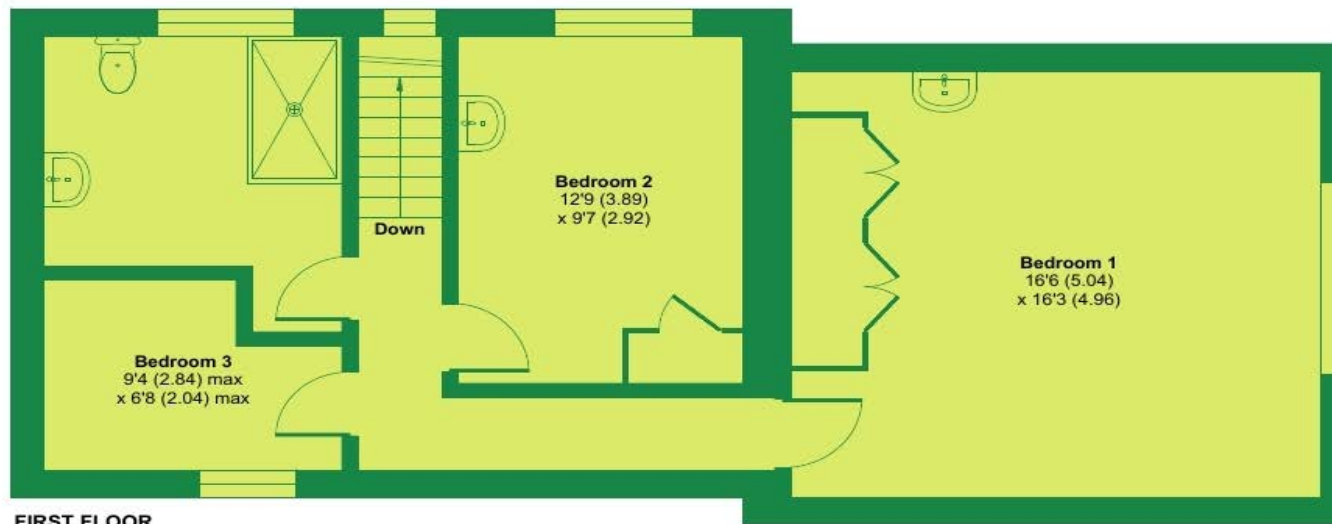
Thrupps Farm, Fen Pond Road, Ightham, Sevenoaks, TN15 9JD

Approximate Area = 2039 sq ft / 189.4 sq m

Limited Use Area(s) = 10 sq ft / 0.9 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 2191 sq ft / 203.4 sq m



FIRST FLOOR

DESIGNATIONS: Thrupps Farm is situated within the National Landscapes area, and is designated as Green Belt.

COUNCIL TAX: Thrupps Farm is included in Band E.

EPC: Thrupps Farm has an EPC rating of F.

SERVICES: Mains water and electricity with private foul water drainage. Oil fired central heating. Broadband connected to the farmhouse.

METHOD OF SALE: Thrupps Farm is offered for sale by private treaty. The selling agents may set a date for best and final offers and interested parties are advised to register interest to be kept updated on the sales process.

TENURE: The property is offered for sale freehold with vacant possession.

PUBLIC RIGHTS OF WAY: There are no public rights of way that cross the property.

LOCAL AUTHORITY: Tonbridge & Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ.

VIEWING: Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Alan Mummery or Will Jex on 01892 832 325, option 3.

alan.mummery@lambertandfoster.co.uk
will.jex@lambertandfoster.co.uk

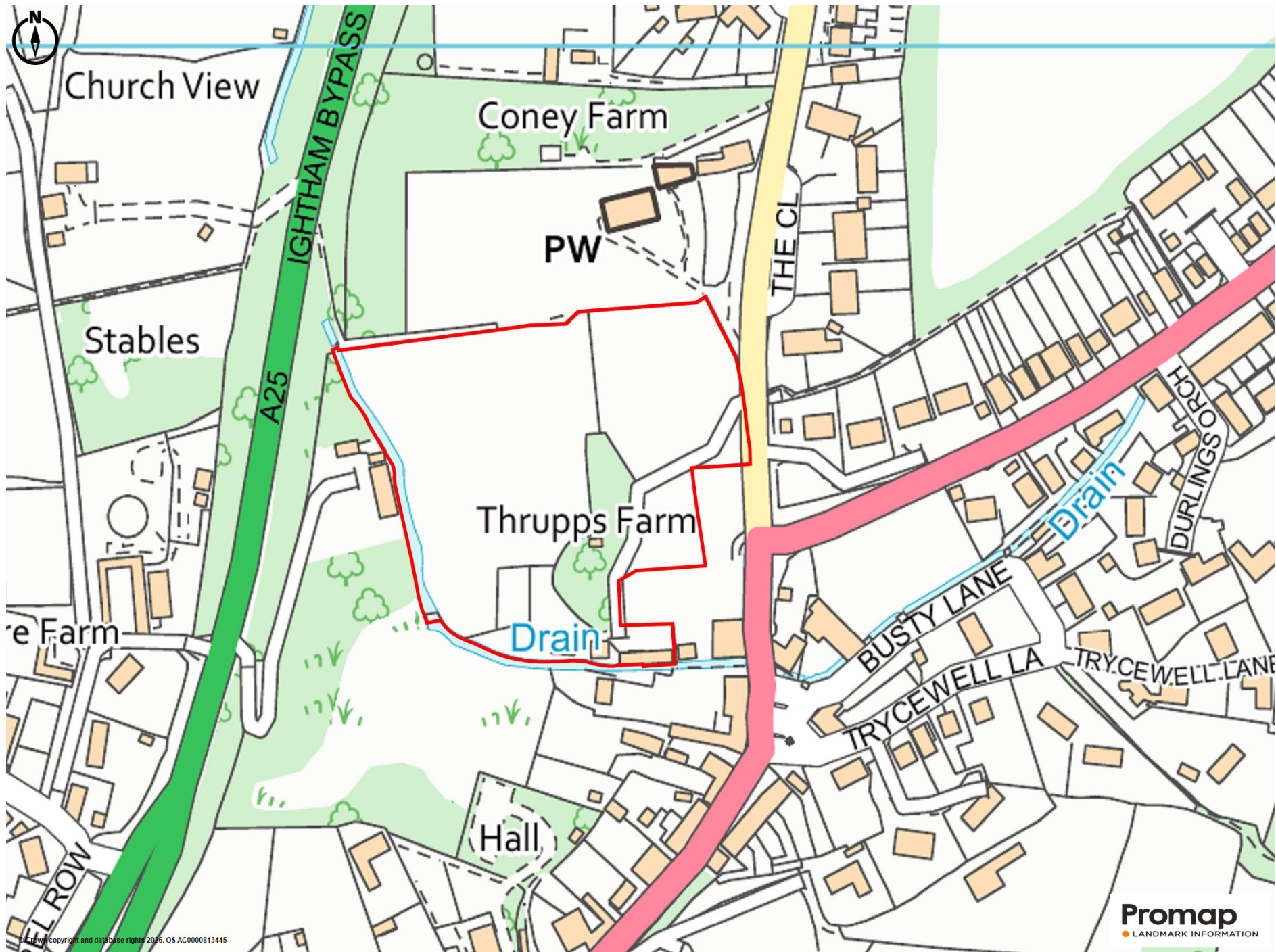
DATA PACK: A pack containing floor plans, and a site plan is available on request.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated therein, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract

and prospective purchasers must satisfy themselves as to the information contained therein.

MONEY LAUNDERING REGULATIONS: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. **Note:** Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.



OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN



**Lambert
& Foster**



PROPERTY PROFESSIONALS FOR OVER 125 YEARS