



GOLDINGS

Underriver, TN15



# DETACHED FIVE BEDROOM HOME WITH EQUESTRIAN FACILITIES

Offered chain free, this detached five bedroom home full of character is located in the sought after hamlet of Underriver. Set in 1.44 acres including stabling and a sand school.



Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold



## THE PROPERTY

Set within approximately 1.44 acres, this attractive detached home enjoys a wonderful blend of semi-rural living and excellent connectivity, being within easy reach of a mainline train station and the amenities of Sevenoaks and Tonbridge. The property is particularly well suited to equestrian enthusiasts, with a sand school, stable block and tack room.

The welcoming entrance hall immediately showcases the home's character, with good ceiling heights, exposed floorboards, generous fitted storage and charming old-school style radiators evident throughout. The welcoming sitting room/snug, featuring parquet flooring, is next to the farmhouse-style kitchen/breakfast room, fitted with a range cooker and offering ample space for a traditional family kitchen table. French doors open onto the garden, while a further door provides side access.











The formal triple-aspect drawing room is an elegant and light-filled space that connects through to the generous conservatory, finished with terracotta tiled flooring. Both rooms enjoy French doors opening directly onto the garden, creating an excellent flow for entertaining. Also on the ground floor is a versatile studio room, along with a cloakroom and utility room.

The first floor provides four generous-sized bedrooms, three of which benefit from built-in storage, all with parquet flooring. This level is served by two well-appointed bathrooms, both featuring walk-in showers. The second floor offers a further bedroom.



Outside, the beautifully maintained mature country garden offers ample space for al fresco dining and entertaining, while enjoying open views across the grounds. A detached double garage, stable block with tack room, and the sand school are positioned neatly within the plot, which in total extends to approximately 1.44 acres. This charming and well-proportioned home combines character features, equestrian facilities and convenient location, making it a rare and appealing opportunity.



# Goldings Farm, Sevenoaks, Kent

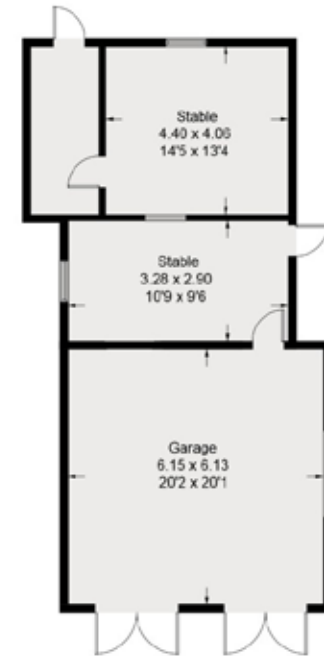
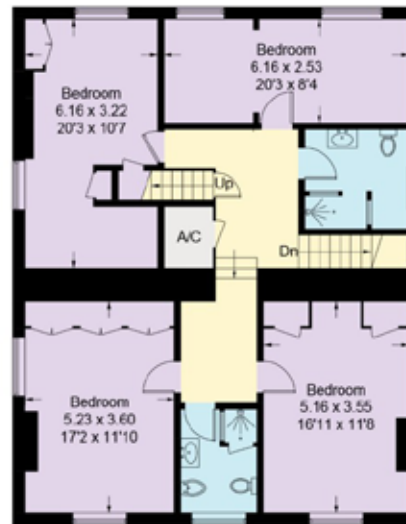
Approximate Gross Internal Area = 288.9 sq m / 3110 sq ft

Outbuildings = 80.1 sq m / 862 sq ft

Total = 369.0 sq m / 3972 sq ft



(Not Shown In Actual Location / Orientation)



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Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1295074)

Approximate Gross Internal Area of the house = 288.9 sq m / 3110 sq ft  
 Outbuilding = 80.1 sq m / 862 sq ft

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. (ID767266)



**Matthew Hodder-Williams**

T: 01732 744460

E: [matthew.hodder-williams@knightfrank.com](mailto:matthew.hodder-williams@knightfrank.com)

**Knight Frank Sevenoaks**

113-117 High Street, Sevenoaks, Kent

TN13 1UP

**[knightfrank.co.uk](https://www.knightfrank.co.uk)**

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