



# Lambert & Foster



## COLTS HILL FARMHOUSE

COLTS HILL | FIVE OAK GREEN | KENT | TN12 6SN

*Colts Hill Farmhouse enjoys an attractive semi-rural position surrounded by 1.27 acres of beautifully landscaped gardens. This property presents a rare opportunity to acquire a stunning Grade II Listed home, thoughtfully renovated to a wonderful specification throughout, benefiting from an abundance of character and charm. The property comprises four great-sized bedrooms, three bathrooms, a grand reception hallway, two additional reception rooms, utility room and a bespoke country style kitchen/breakfast room. Approached via a long gated driveway forms an attractive approach. The grounds further benefit from a detached double garage, Victorian-style green house, superb paved terrace and a newly built outdoor kitchen that is fully equipped including an open fire. The popular village of Matfield is close by with its traditional village green, public houses and butcher. Paddock Wood, Tonbridge and Tunbridge Wells all offer more comprehensive amenities that include mainline stations into London.*

Guide Price £1,495,000

FREEHOLD





## COLTS HILL FARMHOUSE

COLTS HILL, FIVE OAK GREEN, TONBRIDGE, KENT, TN12 6SN

- Beautiful Grade II listed farmhouse in a semi-rural location
- Attractive 1.27 acre plot of landscaped gardens
- Gated driveway with a long driveway and double garage
- Fully equipped outdoor kitchen and Victorian green house
- Excellent choice of schools in the area including Kent grammar schools
- Ideally located close to both Paddock Wood and Tonbridge mainline stations with links under 45 minutes into London

**VIEWING:** By appointment only.

**Paddock Wood Office:** 01892 832325.

**WHAT3WORDS:** ///approvals.taken.grounding

**TENURE:** Freehold

### SERVICES & UTILITIES:

**Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Private Sewerage **Heating:** Oil and Log Burners

**BROADBAND:** Standard and Superfast available

**MOBILE COVERAGE:** Good outdoor

(Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**LOCAL AUTHORITY:** Tunbridge Wells

**COUNCIL TAX:** Band G **EPC:** N/A Grade II Listed

**COVENANTS:** None known

**FLOOD & EROSION RISK:** **Property flood history:** None

**Rivers and the sea:** Very Low **Surface Water:** Very Low

**Reservoirs:** Unlikely **Groundwater:** Unlikely

(Visit [flood-map-for-planning.service.gov.uk](https://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**PHYSICAL CHARACTERISTICS:** Brick built under tiled roof with tiles hung to first floor elevation



**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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**MONEY LAUNDERING REGULATION:** 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.

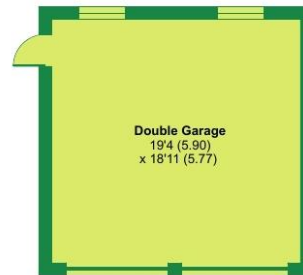
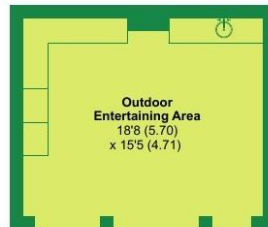
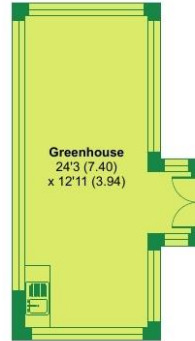
For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

## Colts Hill Farmhouse, Colts Hill, Five Oak Green, Tonbridge, TN12 6SN



Approximate Area = 2529 sq ft / 234.9 sq m  
 Garage = 366 sq ft / 34 sq m  
 Outbuildings = 659 sq ft / 61.2 sq m  
 Total = 3554 sq ft / 330.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2026. Produced for Lambert and Foster Ltd. REF: 1459971

**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

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