



HAMPTON COURT HOUSE

FARNINGHAM, DA4



GRADE II LISTED HOUSE WITH VIEWS OVER DARENTH VALLEY

Located on the ridgeline overlooking the Darenth Valley, this excellent flint stone home, dating from the 18th Century consists of the original stone house with later additions. There is, subject to the appropriate permissions, the ability to further extend and reconfigure the house.



5 2 3 EXEMPT



Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold



ACCOMMODATION

The house offers versatile family living with spacious reception rooms and a large garden, while retaining original features including the namesake courtyard garden.

The main entrance leads through the older section into a welcoming ante room/dining room with fireplace and large south-facing windows. A triple aspect kitchen/breakfast room with Aga, Island with granite wortkop, integrated appliances and wall units connects the old and newer parts. A hallway provides access to a utility room, guest WC, cellar and rear courtyard door. A bright corridor leads to a large triple aspect drawing room with wooden floors, French doors to both gardens and a fireplace with wood burner. Adjacent is a flexible sitting room/snug, plus a large family room (currently an artist's studio) opening to the rear garden.











FIRST FLOOR, GARDEN & LOCATION

Upstairs divides naturally between the two sections making it ideal for families or multi-generational living. The principal suite spans the width of the older part with southerly views, bathroom and dressing room. Four double bedrooms overlook the gardens or courtyard, with a family bathroom, shower room and storage. The elegant courtyard garden, rich with roses, anchors the home while formal gardens extend to the treeline with spring flowers and stocked beds. A substantial detached summer house serves as an artist's studio or versatile space. Electrically operated gates lead to the herringbone driveway and detached garage with power and lighting.

Transport links are excellent, with easy access to the M25 and the UK motorway network. Mainline stations include Shoreham and Swanley (London Victoria in 29 mins/London Bridge in 21 mins, Charing Cross in 31 mins).

The area offers excellent schooling, with primary schools in Farningham, Eynsford, Shoreham, and Otford. Prep schools nearby include The New Beacon (Sevenoaks), St. Michael's and Russell House (Otford) and Radnor House (Sundridge) as well as the renowned Independent Sevenoaks School and Tonbridge Boys school.





House - Gross Internal Area: 383.5 sq.m (4127 sq.ft)

Garage - Gross Internal Area: 26.4 sq.m (284 sq.ft)

Summerhouse - Gross Internal Area: 26.1 sq.m (280 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

M: +44 7929 793 159 T: +44 17 3274 4460

E: matthew.hodder-williams@knightfrank.com

Knight Frank Sevenoaks

113-117 High Street

Sevenoaks, Kent TN13 1UP

knightfrank.co.uk

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