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## Challenge House, Darent Hill

 5  2  2 & 4  Granny Annex, Pool House, Sauna, 2+

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# Challenge House, Darenth Hill

PRIVATE GATED ENTRANCE | HUGE DRIVEWAY | MODERN DECOR | UPVC DOUBLE GLAZED WINDOWS AND DOORS | STABLES ONSITE | SWIMMING POOL | SEPERATE 4 BEDROOM ANNEX | DESIRABLE LOCATION | LINKS TO M25 AND A2 |

## Property Summary

A rare opportunity to acquire a substantial private estate occupying a highly sought-after position on Darenth Hill, offering exceptional redevelopment potential, equestrian appeal and long-term investment value. Completely hidden from public view and approached via two separate gated entrances, Challenge House enjoys a level of privacy and seclusion seldom found within such convenient reach of London. The estate provides a unique combination of countryside tranquillity, strategic location and immense future potential. Set within generous grounds, the property presents a remarkable opportunity for purchasers seeking to create a landmark country residence, luxury family estate or equestrian retreat.

The existing buildings and landholding offer considerable scope for refurbishment, extension, reconfiguration or wider redevelopment, subject to obtaining the necessary planning permissions.

The true value of Challenge House lies not only in its existing accommodation but in the scale of opportunity it presents. Sites of this nature, with substantial grounds and a secure private setting, are becoming increasingly scarce throughout Kent and the South East. For equestrian enthusiasts, the opportunity becomes even more compelling with the potential acquisition of the adjoining stables, bringing the overall acquisition value to approximately £1.85 million. Whether acquired as a prestigious family home, a redevelopment project, an equestrian facility or a strategic land investment, Challenge House offers a level of flexibility and potential rarely available in today's market.

Challenge House is more than a home—it is a private estate with extraordinary potential. Behind its double-gated approach lies a unique opportunity to unlock significant value through enhancement, redevelopment or expansion. Early viewing is strongly recommended to appreciate the scale of the opportunity available.



**Entrance Hallway 19' 8" x 9' 10" (6m x 3m)**

Karndean flooring throughout, composite UPVC front door, side windows to bright porch.

**Hallway WC 7' 3" x 7' 3" (2.2m x 2.2m)**

Low level WC, one radiator, vanity unit with chrome design mixer tap.

**Kitchen/Breakfast Room 22' 6" x 10' 5" (6.86m x 3.17m)**

Karndean flooring throughout, 5 ring commercial grade hob, NEFF oven, white stainless steel sink with right hand drainer, wall mounted floor mounted kitchen cabinets, splash-back Venetian blinds, UPVC windows, attractive garden views.

**Utility room 10' 5" x 6' 2" (3.17m x 1.88m)**

Karndean flooring throughout, multiple plug points, washer tumble dryer (untested) and racking, multiple plug points, storage cupboards.

**TV room/Reception 1 14' 7" x 14' 4" (4.44m x 4.37m)**

Karndean, rear French doors, skirting, coving, spotlights to ceiling, multiple plug points, attractive garden views.

**Dining Room 19' 3" x 17' 9" (5.87m x 5.41m)**

Fully carpeted throughout, skirting, coving, storage cupboards, bay window, spotlights to ceiling 2 rads with TRV's.

**Office 12' 0" x 9' 11" (3.65m x 3.02m)**

Skirting, coving, spotlight cluster to ceiling, French doors with attractive front court yard view.

**Reception room 2 25' 9" x 15' 6" (7.85m x 4.72m)**

Fully carpeted throughout, skirting, coving, spotlights to ceiling, attractive ornate grey marble large gas fireplace, bay window to the dining room, large radiator with TRV.

**Bedroom 1 15' 9" x 13' 11" (4.80m x 4.24m)**

Karndean flooring, skirting, coving, doubled glazed multi pane windows, one radiator, floor to ceiling fitted wardrobes high gloss, multiple plug points, wall mounted air conditioning.

**Master, Bedroom 2 16' 5" x 14' 6" (5.00m x 4.42m)**

Floor to ceiling fitted wardrobe. fully carpeted, skirting, coving, spotlights to ceiling, attractive views overlooking garden.

**Walk in wardrobe 10' 10" x 10' 2" (3.30m x 3.10m)**

Fully carpeted throughout, skirting, coving, floor to ceiling high gloss and mirrored wardrobes, spotlight to ceiling, grand archway entrance to bedroom.

**En-suite**







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Large shower room, spotlight to ceiling, splash back vanity unit, high gloss black cladding, chrome mixer taps, fully tiled walk in shower enclosure, built in illuminated display shelving.

**Bedroom 3 14' 6" x 11' 0" (4.42m x 3.36m)**

Kardean flooring throughout, skirting, coving, spotlights to ceiling, one radiator, venetian blinds, in built wardrobes.

**Bedroom 4 14' 5" x 13' 4" (4.39m x 4.06m)**

Kardean flooring, skirting, coving, loft hatch with LEDs, high gloss built in wardrobes on each side, air-conditioning, one radiator.

**Bedroom 5/ Dressing room 10' 5" x 10' 5" (3.17m x 3.17m)**

Kardean flooring throughout, built in wardrobes throughout, multiple plug points, rear garden views.



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**Bathroom 2**

Rear bathroom, white tiled flooring, skirting, corner shower unit, spotlights to ceiling, venetian blinds, frosted window, towel rail, vanity unit.

**Annexe, Reception/Dinning room 23' 2" x 20' 8" (7.06m x 6.30m)**

Hardwood flooring throughout, 2 wall mounted rads, in built bespooke storage and media wall, slirting, coving, ceiling lights.

**Annexe, Kitchen 11' 2" x 10' 7" (3.40m x 3.23m)**

Fully tiled, ceramic basin, large commercial grey hob, inbuilt Miele oven/microwave, inbuilt fridge, chrome mixer taps, multiple plug points, rear garden views.

**Annexe, Bathroom ground floor**

Low level WC, built in vanity unit, built in basin with chrome mixer taps, wall mounted mirror, spot lights to ceiling, chrome mixed towel rail, extractor fan, large shower corner, opaque window.

**Annexe, Bedroom 1, ground floor 12' 10" x 9' 4" (3.91m x 2.84m)**

Kardean hard wood flooring throughout, skirting, coving, air-conditioning unit, large window with front court yard views, ceiling rose, multiple plug points.

**Annexe, Walking Wardrobe, ground floor**

Hardwood wardrobes throughout.

**Annexe, First Floor Landing**

Potation boiler and water tank.

**Annexe, Bathroom 2, First Floor**

Sink, vanity unit, bath, or mounted mirror, chrome towel rail, sky light, extractor, spot lights to ceiling.



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**Annexe, Bedroom 1 8' 6" x 8' 4" (2.59m x 2.54m)**

Ceiling fan, sky lights, UPVC lights to ceiling.

**Annexe, Bedroom/Prayer room 2 18' 10" x 20' 6" (5.74m x 6.26m)**

Fully carpeted through out, skirting, coving, spotlights to ceiling, one large UPVC window, two radiators.

**Annexe, Bedroom 3 12' 1" x 10' 5" (3.68m x 3.17m)**

Built in wardrobes, carpet skirting, coving, one large UPVC window, chandelier, fan, radiator.

**Pool House, Bar/Lounge Room, Ground floor 36' 2" x 18' 4" (11.02m x 5.59m)**

Tudor Style, carpeted throughout, skirting, small yet attractive brick bar area with wooden shelves installed, UPVC windows. WC & basin to rear.

**Pool House, Pool Room, Ground floor 45' 2" x 27' 1" (13.77m x 8.26m)**

Full-height uPVC glazed bi-fold/folding doors spanning the length of one elevation, Large skylight roof, Vaulted timber-clad ceiling, Brick-built walls with character detailing, Tiled pool surround, Views over the gardens and grounds, Pool cover roller system.

**Pool house, Sauna, First floor 6' 7" x 5' 0" (2.01m x 1.52m)**

Fully timber-clad walls and ceiling, built in seat lay out along perimeter, integrated sauna heater unit, warm tone ambient lighting.

**Pool House, Shower Room 1, First Floor**

Walk-in shower enclosure, Pedestal wash hand basin, skylight window, Partially tiled walls, Wall-mounted mirror, Radiator, Extractor ventilation, Towel rail, Easy-maintenance flooring, Timber internal door.

**Pool house, Shower Room 2, First Floor**

Walk-in shower enclosure, Pedestal wash hand basin, skylight window, Partially tiled walls, Wall-mounted mirror, Radiator, Towel rail, Easy-maintenance flooring, Timber internal door.

**Outbuilding 39' 10" x 27' 4" (12.14m x 8.33m)**

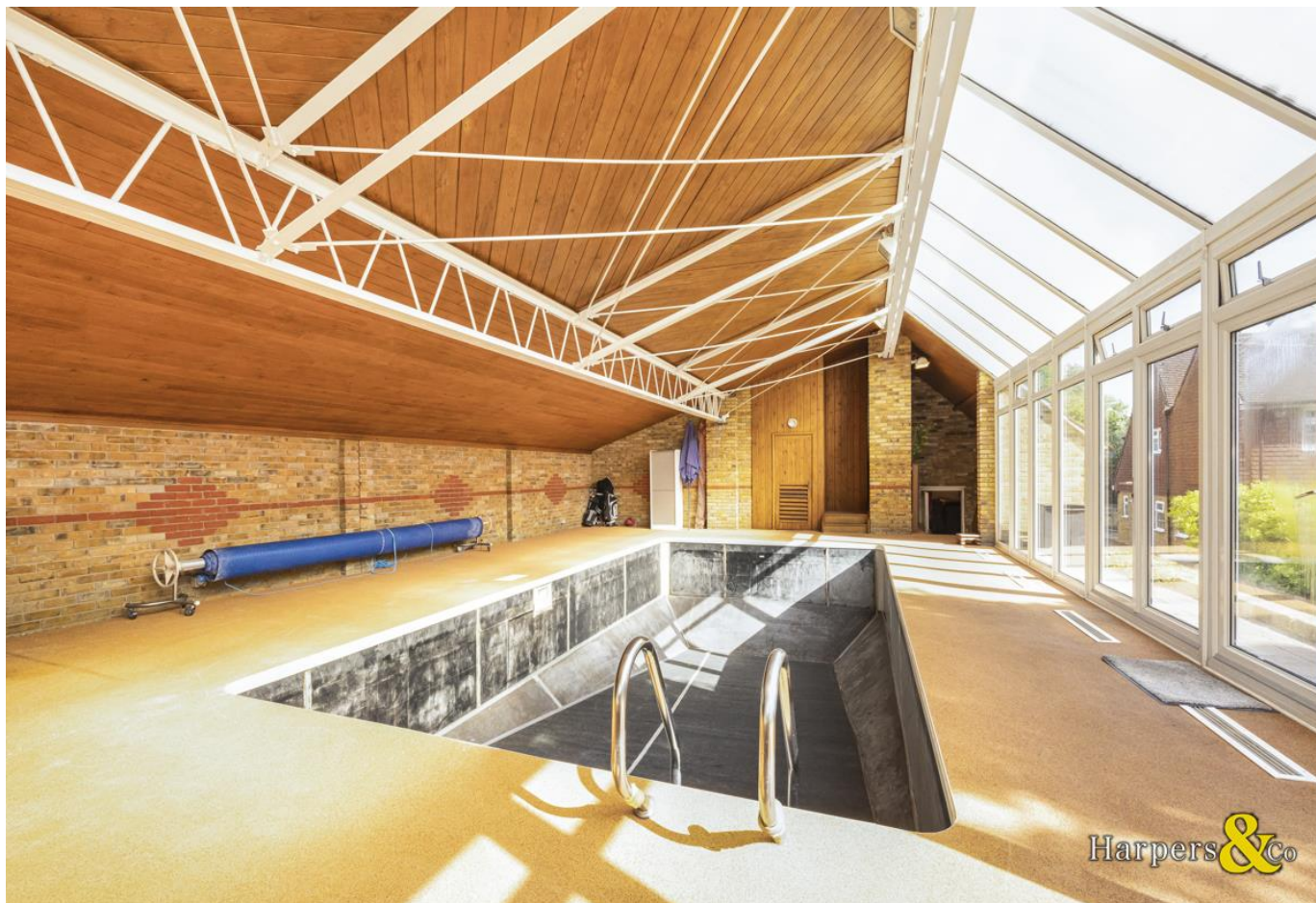
Ideal for storage, electricity and light.

**Stable 1 11' 11" x 11' 8" (3.63m x 3.56m)**

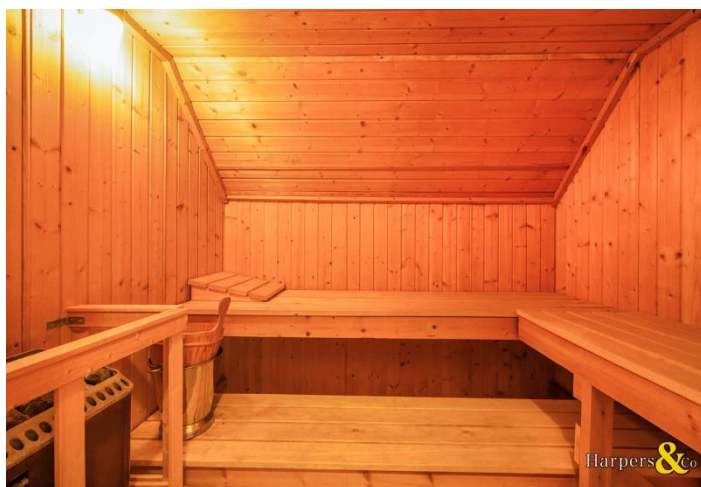
Concrete floor, secure stable gate/door

**Stable 2 11' 11" x 11' 8" (3.63m x 3.56m)**

Concrete floor, secure stable gate/door



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## Challenge House Darent Hill

Approximate Gross Internal Area  
 Main House = 307.1 sq m / 3306 sq ft  
 Annexe = 163.3 sq m / 1758 sq ft  
 Pool House = 242.3 sq m / 2608 sq ft  
 Outbuilding = 102.1 sq m / 1099 sq ft  
 Stables = 88.7 sq m / 955 sq ft  
 Total = 903.5 sq m / 9726 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.

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