



**THE OLD COACH HOUSE AND STUDIO, WELLERS TOWN
ROAD, CHIDDINGSTONE HOATH, KENT TN8 7BH**



**Lambert
& Foster**



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A superbly located residential farm offering opportunity for multi-generational living with a detached Coach House, a modern converted barn, together with a more modern farm building with further potential (subject to planning). Farmland and woodland extending in all to some 19.45 acres/7.88 hectares. For sale as a whole or in 2 lots.

GUIDE PRICE: £1,775,000

LOT 1 £1,300,000

LOT 2 £475,000



SITUATION

The property is located in the most idyllic spot off a private lane close to the village of Chiddingstone within the High Weald National Landscape and the Metropolitan Green Belt. It has a favoured address close to the historic villages of Penshurst, Hever and Chiddingstone and yet only about 50 minutes' commute to London Bridge. A number of footpaths and bridle paths are on the doorstep giving direct access to some stunning countryside. A number of very well-known country pubs are within walking/rambling distance of the house, including The Rock Inn and The Castle Inn. Tunbridge Wells is approximately 7 miles away for excellent shopping facilities and schools, including grammar schools in Tunbridge Wells, Tonbridge and Sevenoaks and Chiddingstone Primary School – rated 'Outstanding' by Ofsted - is less than 3 miles away.

ACCESS

The property is positioned off a private farm drive just off Wellers Town Road and is approached via a five-bar gate leading to a parking area, barn and grounds. The property is both accessible and away from main roads.

DIRECTIONS

The postcode to the property is TN8 7BH. Using the What3Words app, the entrance to the property can be found at [///harp.flute.lazy](https://www.what3words.com////harp.flute.lazy).





THE OLD COACH HOUSE- LOT 1

The Old Coach House was built by the Hever Estate and was originally called Little Watstock, before it was bought and renamed The Old Coach House in the 1980s. This traditional brick and tile house has been thoughtfully extended with more modern additions but with scope for further updating.

The existing accommodation is arranged over three floors. The ground floor entrance hall, which includes a cloakroom, leads on one side through to the well-equipped kitchen where you will find an Everhot Range Cooker and a range of wall and base units with walk in pantry.

Accessed from the kitchen are the utility room and store, continuing through the kitchen to the contemporary garden room with floor to ceiling windows and bi-fold doors allowing unrivalled views over the gardens and farmland. Further ground floor accommodation comprises dining room, family room with woodburning stove, both with views onto the central courtyard, the family room leads to the second modern extension currently used as a delightful sitting room with triple aspect views over the outside space and fitted with woodburning stove.

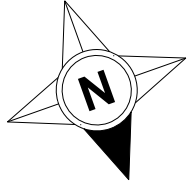
A well-appointed library and study complete the ground floor. Stairs from the entrance hall lead to a first floor landing with three bedrooms, and a family bathroom. There is a second bathroom further along the landing with separate WC and shower cubicle. A second flight of stairs leads to an attic room currently used as an occasional bedroom with velux windows and ample eaves storage.

The ground floor has some lovely features with a mix of solid wood flooring, quarry tiled entrance hall and kitchen and stone tiles to the modern extensions.





The Old Coach House, Wellers Town Road, Chiddingstone, Edenbridge, TN8 7BH

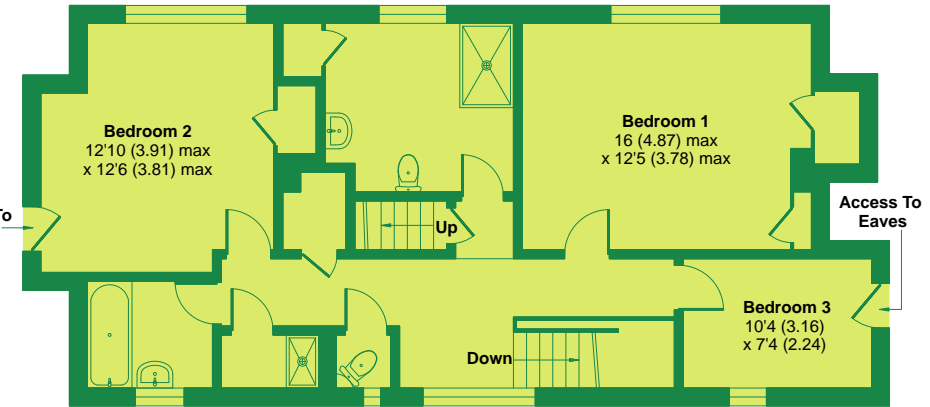
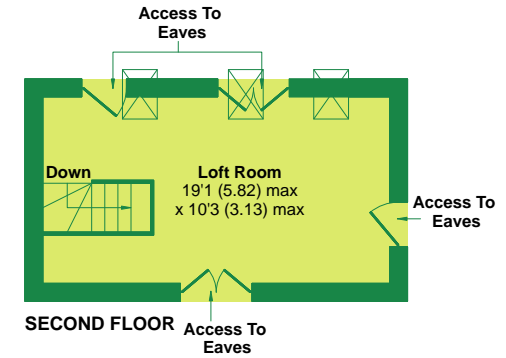


Approximate Area = 2789 sq ft / 259.1 sq m

For identification only - Not to scale



Access To Eaves



FIRST FLOOR





THE STUDIO - LOT 2

A detached farm barn now providing two bedroom contemporary open plan living space in an idyllic semi-rural setting on the outskirts of the favoured village of Chiddingstone. This immaculate conversion offers a wide appeal from first time buyers to second home owners. Generous parking and gardens and grounds extending to 0.50 acres and is offered to the market chain free. The studio is set over one floor, has approximately 77 sqm. 828 sq ft of living space and offers flexible open plan living accommodation including a quality well-appointed kitchen open to living area, bathroom and two bedrooms

Light floods in from the wall to ceiling windows and doors into the main living area which is sectioned with kitchen to the left which is well fitted with a range of quality base units incorporating a built in fridge/freezer, and dishwasher. The units are set under a Corian worksurface and splashback return. Inset electric oven and extractor over a ceramic hob.

This space has solid wood block flooring. Bedroom one has a window to the rear and a side door giving access to the gardens. Bedroom two is compact and would make an excellent office or bedroom. The modern bathroom is fully tiled and has a handheld shower above the bath, with stylish Amtico tiled floor.

In addition to the main barn there is a detached workroom providing a useful utility space fitted with washing machine and work surfaces with inset sink unit and mixer taps.





THE STUDIO - CONTINUED

The Studio is approached via its own private gated entrance to front gardens with ample parking area and sits centrally in its garden and a paddock area of approximately 0.5 acres and enjoys views over surrounding farmland.

- Two bedrooms
- Chain free
- Contemporary living
- Parking
- Oil fired central heating
- Gardens and grounds extending to 0.5 acres





The Old Coach House Annexe, Wellers Town Road, Chiddingstone, Edenbridge, TN8 7BH

Approximate Area = 698 sq ft / 64.8 sq m

Outbuilding = 108 sq ft / 10 sq m

Total = 806 sq ft / 74.8 sq m

For identification only - Nottoscale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lambert and Foster Ltd. REF: 1435256



GARDENS AND GROUNDS

The gardens and land at the property extend in all to some 19.45 acres (7.88 hectares), with the farmhouse commanding southerly views over the gardens and farmland. The immediate surroundings to the house comprise of well-established gardens, with an area of vegetable garden and more formal planting to the front of the property. The gardens are defined with mature shrubs and trees, with the farmland comprising gently sloping grassland (approx 15.81 acres) in a very pretty valley dissected by a stream, the fields divided by mature woodland shaws (approx 3.64 acres) some of which border the property providing additional privacy to the site.

THE BARN

Accessed from the farmhouse drive is a detached timber framed agricultural barn (13 x 7m) built to an excellent specification with two roller shutter doors for access at either end, and a concrete floor. Both electricity and water are connected.

DESIGNATIONS

Chiddingstone Hoath is a designated Conservation Area (designated 1993, extended 2007) located within the Sevenoaks District of Kent. It lies entirely within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty (AONB), and a Special Landscape Area.



Promap
LANDMARK INFORMATION

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WHAT 3 WORDS: Using the What3Words app, the entrance to the property can be found at ///harp.flute.lazy.

PLANNING: Please see Data Pack which is available on request.

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

COUNCIL TAX: The Old Coach House is included in Band G. The Studio is included in Band E.

EPC RATING: E.

METHOD OF SALE: The property 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 sale process.

SERVICES: The property is mains water and electricity with private foul water drainage. Oil fired central heating.

PUBLIC RIGHTS OF WAY:

TENURE: The property is offered for sale freehold with immediate vacant possession. There is no forward chain

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

alan.mummery@lambertandfoster.co.uk

antonia.mattinson@lambertandfoster.co.uk

DATA PACK: A pack containing floor plans, commercial EPC, HM Land Registry Office copy entries and plans and planning history is available on request.

LOCAL AUTHORITY: Sevenoaks Council, Argyle Road, Sevenoaks, Kent TN13 1HG

NOTE: The adjacent studio, a detached two bedroom barn conversion is also available For Sale by separate negotiation.

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.

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