

DERBY COTTAGE

HATMILL LANE, BRENCHLEY, TONBRIDGE, KENT TN12 7AE

EST 1900

Lambert & Foster



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Located on the prestigious Hatmill Lane, just moments from the charming village of Brenchley, Derby Cottage is a distinguished residence coming to the market for the first time in nearly half a century and offered with no onward chain. Originally built in the 1920s as part of the renowned Owthorpe Estate, this characterful home takes its name from the celebrated Derby horse race, reflecting its rich heritage and enduring elegance.





SITUATION

Offering considerable scale and versatility, the accommodation has evolved over time to provide a substantial family home, set within approximately 1.6 acres of mature gardens and grounds. Combining excellent structural integrity with exciting scope for modernisation and further enhancement, Derby Cottage presents a rare opportunity to create an exceptional country home tailored to contemporary living.

Despite its idyllic rural setting, Derby Cottage is exceptionally well placed for both commuting and family life, with Paddock Wood station just over three miles away providing regular services to London and the Kent coast, while the nearby A21 offers convenient access to the M25 and wider motorway network. Brenchley itself offers a thriving village community with a primary school, doctor's surgery, post office, village hall and popular public houses, whilst neighbouring Matfield is renowned for its picturesque village green and excellent dining pubs.

A wider range of shopping, leisure and educational facilities can be found in Paddock Wood and Royal Tunbridge Wells, including a supermarket, extensive retail provision and an excellent selection of highly regarded state, grammar and independent schools.

DESCRIPTION

The ground floor is arranged around a welcoming entrance hall, from which the principal reception rooms and kitchen are accessed. Enjoying attractive views over the front lawn, the dining room occupies a delightful position to the front of the house, while the well-proportioned kitchen features an oak breakfast bar and commands far-reaching views across the rear gardens, paddock and adjoining woodland. A utility room and integral double garage provide practical ancillary accommodation.

To the rear, a charming family room with wood-burning stove opens into an impressive dual-aspect sitting room featuring an open fireplace, bay window and doors leading directly to the gardens. Both rooms enjoy a wonderful outlook across the property's mature grounds, creating a particularly tranquil setting for everyday living and entertaining.

The first floor provides four well-proportioned bedrooms and family bathroom accommodation, arranged around a central landing. The master bedroom enjoys a dual-aspect outlook across the surrounding gardens and countryside, together with an en-suite and built-in storage, while the remaining bedrooms benefit from attractive views over either the front lawn or the rear gardens, paddock and woodland beyond.

The house further benefits from extensive eaves storage throughout, together with a fully boarded loft, accessed via a loft ladder, providing excellent additional storage space.







GARDENS AND GROUNDS

The gardens and grounds extend to approximately 1.6 acres in total, comprising formal lawns, mature planting, a picturesque paddock and an area of woodland. Originally forming part of the wider Owthorpe Estate, the land retains much of its traditional character, with a rear terrace providing an ideal vantage point from which to enjoy far-reaching views across the surrounding countryside.

The grounds are complemented by two garden sheds, providing useful storage for tools and outdoor equipment.

The paddock is dotted with mature oak trees and historically used for grazing and haymaking, affords glimpses of Brenchley Church, whilst the woodland is traversed by a stream and incorporates one of the former historic mill ponds associated with the historic Hatmill from which the lane takes its name. Rich in wildlife and natural beauty, the grounds provide a wonderful sense of tranquillity, privacy and connection to the area's agricultural heritage.







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Approximate Area = 1695 sq ft / 157.4 sq m
Limited Use Area(s) = 109 sq ft / 10.1 sq m
Garage = 321 sq ft / 29.8 sq m
Outbuilding = 248 sq ft / 23 sq m
Total = 2373 sq ft / 220.3 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). ©nichecom 2026.
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VIEWINGS: Strictly by appointment with the Agent's Paddock Wood Office on 01892 832 325

SERVICES: Mains electricity and water. Oil-fired central heating. Mains sewerage.

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

TENURE: Freehold

WHAT3WORDS: ///autumn.overlooks.compiles

PHYSICAL CHARACTERISTICS: Brick built under clay tile roof.

LOCAL AUTHORITY: tunbridgewells.gov.uk

COUNCIL TAX: Band F

EPC: E (42)

COVENANTS: None known.

FLOOD AND 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 or enquire with the office for more information).



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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