



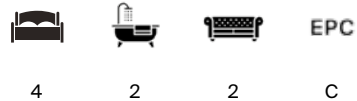
# CHARTFIELD FARM

Chart Lane, Brasted TN16



# EXCITING DEVELOPMENT OPPORTUNITY

An exceptional farm complex boasting a stylish four-bedroom house alongside a diverse range of farm buildings, all situated within 6 acres of land and enjoying beautiful countryside views.



Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold



## FARM HOUSE

Chartfield Farm is a charming and historic farmstead, originally built as a modern, model farm by the owner of Brasted Place. At its heart lies a beautifully converted Oast house, thoughtfully renovated to provide spacious accommodation.

The house opens with an impressive double-height entrance hall, featuring a wide staircase with sleek glass balustrades leading to a galleried landing. The wraparound open-plan reception space is centred around a striking inglenook fireplace and includes a defined study area. Sliding doors provide seamless access to the courtyard garden. A characterful brick archway connects to the dining room, which also enjoys and kitchen/breakfast room benefitting from a pleasant outlook and access to the garden. Upstairs, the principal bedroom with vaulted ceiling has an ensuite bathroom. Three further bedrooms, all with vaulted ceilings are served by a family bathroom.











## OUTBUILDINGS AND GROUNDS

Outside, the property presents exceptional scope for further development (subject to obtaining the necessary planning consents). The grounds include a covered shed (with planning permission to convert part of the building to residential), a large modern barn, a long stone heritage barn sub divided into 8 units and a large heritage storage barn. The total footprint for the outbuildings is in excess of 16,000 sq ft. This offers an exciting opportunity for the creation of a high-end residential development in an idyllic and secluded rural setting.

Situated in a rural location yet only half a mile from the historic village of Brasted with its village store, pub and café. Toys Hill and the surrounding area includes some 200 acres of National Trust owned woodland dotted with established foot and bridle paths - a popular choice for hikers, cyclists and riders alike.

Sevenoaks station offers fast and frequent services to London Charing Cross, Cannon Street and London Bridge (from 22 minutes). The A21 and J5 of the M25 are a short drive away providing access to London, Dover and the national motorway network.





Approximate Floor Area = 265.7 sq m / 2860 sq ft (Excluding Void)  
 Outbuildings = 1562.6 sq m / 16820 sq ft (Including open Barns & Stables)  
 Total = 1828.3 sq m / 19680 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97158

Farm House Approximate Floor Area = 265.7 sqm / 2860 sq ft  
 Outbuildings = 1562.6 sq m / 16820 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](mailto:matthew.hodder-williams@knightfrank.com)

**Knight Frank Sevenoaks**

113 - 177 High Street

Sevenoaks, Kent TN13 1UP

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated September 2025. Photographs and videos dated August 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

