



# HATCHAM PLACE

Crouch, Sevenoaks, Kent



# AN EXCEPTIONAL COUNTRY HOME SET IN AN IDYLIC AND PRIVATE LOCATION WITH EXCELLENT LEISURE FACILITIES

## Summary of accommodation

**Ground Floor:** Entrance Hall | Cloakroom | Kitchen/dining/family room | Sitting Room | Study  
Orangery | Guest bedroom | 4 W/C's | Boiler room | Swimming pool | Jacuzzi | Sauna | Steam room  
Changing room | Gym | Snooker room | Plant room | Laundry room | Cinema room | Double garage

**First Floor:** Principal bedroom with dressing room and ensuite shower room  
3 bedrooms with ensuite shower rooms | 3 further bedrooms | Family bathroom

**Outbuildings:** Garaging | Garden studio with W/C

**In all approaching 5 acres**



## DESCRIPTION

Hatcham Place is an impressive family home, set within an elevated position and wonderful park-like grounds approaching 5 acres. The property, which is offered with no onward chain, was built circa 1904 with significant improvements and refurbishments carried out since by the current owner, providing light, beautifully presented accommodation of superb proportions with a highly contemporary finish. Salient points include a bespoke kitchen by Rencraft, a trio of reception rooms that create a superb, open plan space for entertaining and family living, seven bedrooms, six bathrooms, a spectacular leisure complex comprising an indoor pool and hot tub, sauna, steam room and gym, cinema, games room, tennis court, ancillary accommodation and ample garaging. Hatcham Place is situated within the attractive hamlet of Crouch, about 2 miles from Borough Green which offers a range of local amenities, together with a direct train service to London Bridge/London Victoria from 36 minutes.







The superbly proportioned principal reception rooms comprise an orangery with a striking vaulted glass ceiling, a family room with two sets of bi-fold doors providing access to and lovely views over the gardens, a dining room also with bi-fold doors to the decked terrace and a double aspect sitting room with a fireplace. These rooms, along with the impressive double height reception hall, with its striking curved galleried landing provide wonderful spaces for formal and informal entertaining on a grand scale.

The kitchen/breakfast room is open to the family and dining rooms, and fitted with a comprehensive range of bespoke wall and base cabinetry by Rencraft, together with marble countertops, a matching island, separate breakfast bar, range oven and integral appliances by Miele.





Also on this floor is a open plan, double aspect guest suite of excellent proportions, with views over and access to the rear gardens. This suite comprises a bright sitting area, a kitchen with an integral hob/oven, dining area, a double bedroom with a bank of fitted wardrobes and a well-appointed shower room. Completing the ground floor is a large study with a view to the front gardens and a cloakroom.

Arranged over the first floor is the principal suite comprising a double bedroom with a large bay window, a dressing room with fitted wardrobes and an en suite shower room with twin basins. There are six further bedrooms, three served by modern en suite bath/shower rooms. A family bathroom with a free standing bath completes the accommodation.

The impressive indoor pool complex can be accessed from the orangery and houses a sauna, steam room, gym and plant room. From here, a corridor links to a a large games room, a superb cinema room, laundry room, cloakroom and access to an integral double garage.





# GARDENS & GROUNDS

The park-like grounds have a predominantly south-westerly aspect, creating both a high degree of privacy and a wonderful backdrop, with glorious, far-reaching rural views. A decked terrace spans the width of the property, creating ideal areas for al fresco entertaining. The sweeping lawns are interspersed with shaped borders, well-stocked with established herbaceous shrubs and a wide variety of deciduous trees, amounting to about 5 acres in total. Hatcham Place is approached via an ornate set of wrought iron gates and a long gravel driveway, culminating in a parking area to the west side of the property.

# LOCATION

**Shopping:** Sevenoaks (8.2 miles), Bluewater (16.5 miles).

**Rail Services:** Borough Green & Wrotham Station (1.5 miles) to London Victoria and Blackfriars. Sevenoaks Station (8.2 miles) to London Bridge, Cannon Street and Charing Cross.

**Primary Schools:** St Mary’s Platt Primary, Borough Green, St Thomas’ RCP, St John’s CEP, Sevenoaks CP and Lady Boswells CEP. Amherst Primary School in Riverhead.

**Secondary Schools:** Boys’ and Girls’ Grammar Schools in Sevenoaks, Tonbridge, Maidstone and Tunbridge Wells.

**Private Schools:** New Beacon, Solefields, Granville, Walthamstow Hall and Sevenoaks Preparatory Schools. St Michaels and Russell House Preparatory Schools in Otford. Sevenoaks School, Tonbridge School, Walthamstow Hall in Sevenoaks, Radnor House in Sundridge and Sackville School in Hildenborough.

**Leisure Facilities:** Wildernesse and Knole Golf Clubs in Sevenoaks. Nizels Fitness Centre in Hildenborough. Sevenoaks Sports and Leisure Centre. Cricket, football, hockey and rugby in the Vine area of Sevenoaks. Private tennis club at St Julians.

All distances are approximate.



# PROPERTY INFORMATION

**Services:** Mains water. Private drainage. Oil central heating.

**EPC:** Rating D

**Local Authority:** Tonbridge & Malling Borough Council

**Council Tax:** Band H

**what3words:** ///dragon.dull.hidden



Approximate Gross Internal Area:  
 Main House = 750.2 sq m / 8,075 sq ft  
 Leisure Complex 539.3 sq m / 5,805 sq ft  
 Garage = 33 sq m / 355 sq ft  
 Detached Garage = 89.9 sq m / 967 sq ft  
 Garden Studio = 91.3 sq m / 982 sq ft  
 Total = 1,503.7 sq m / 16,184 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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