



MAY FARM

CHICKS LANE, KILNDOWN, CRANBROOK, KENT



A WONDERFUL MODERN DETACHED FAMILY HOME
WITH THE BENEFIT OF A SEPARATE COTTAGE,
ABOUT 39 ACRES AND FABULOUS
FAR-REACHING RURAL VIEWS.

   EPC
4-7 3-5 3-4 B&D

Tenure: Freehold
Local Authority: Tunbridge Wells Borough Council
Council Tax: May Farm G; Spring Cottage G
Services: Mains water and electricity. LPG heating. EV charging point. Private drainage.
Postcode: TN17 2RP
www.what3words.com/social.hero.undertook

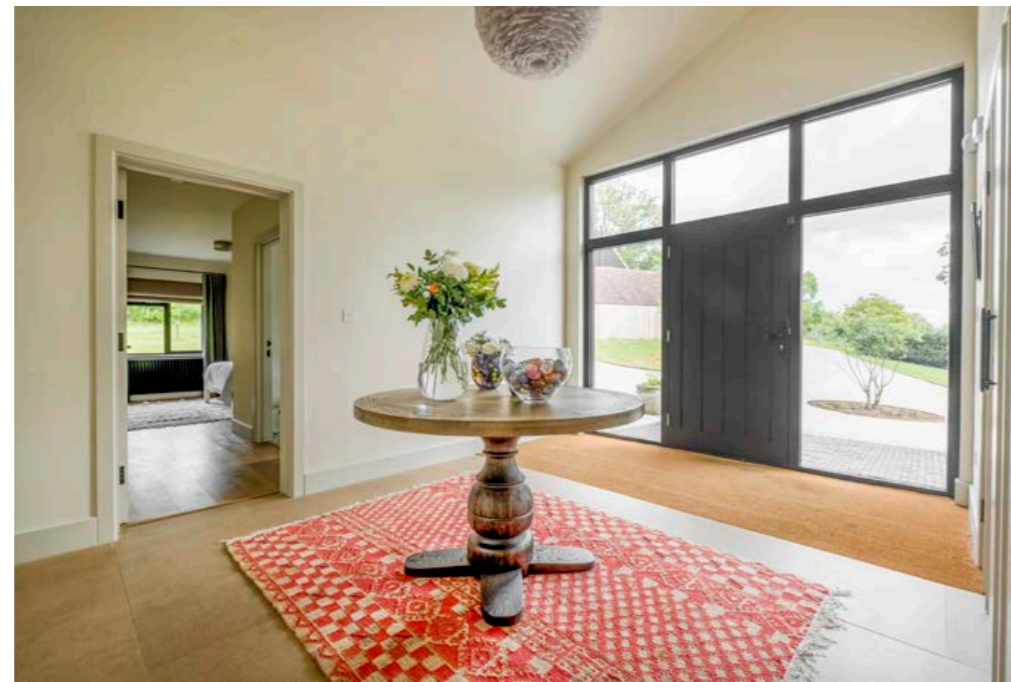
SITUATION

The properties are located in a sought-after position within the High Weald National Landscape Area, on the edge of the sought after village of Kilndown and close to the popular Bewl Water Reservoir. The pretty Wealden village of Goudhurst (about 3 miles away) offers a range of local amenities including shops, public houses / restaurants, doctors' surgery, primary school and church. A more comprehensive range of facilities are available in the larger centres of Cranbrook and Tunbridge Wells. For commuters, train stations can be found at Marden, Staplehurst, Tunbridge Wells and Tonbridge providing a regular service to London.

There is a good choice of schooling in the area and the property lies within the Cranbrook School Catchment Area. Other notable schools include Dulwich Preparatory (Cranbrook), St Ronan's (Hawkhurst), Benenden School, Holmewood House Prep (Langton Green), Kent College (Pembury), grammar schools for boys and girls in Tunbridge Wells and Tonbridge, and public schools at Tonbridge and Sevenoaks.

Distances:

Goudhurst 2.7 miles. Cranbrook 7 miles. Marden 8 miles (London Bridge from 49 minutes). Tunbridge Wells 9 miles (London Bridge from 44 minutes). Staplehurst 10 miles (London Bridge from 53 minutes). Tonbridge 13 miles (London Bridge from 32 minutes). (All times and distances approximate).





MAY FARM

This wonderful detached steel and timber-framed house was constructed in 2024 and benefits from the balance of a 10 year Protek self-build warranty. Internally, the property offers well-proportioned and beautifully presented accommodation, primarily on one level. The principal reception rooms benefit from French doors opening out to the terrace and gardens with fantastic far-reaching views over the property's own land and countryside beyond.

The fabulous open-plan kitchen / dining / sitting / family room forms the heart of the home and creates a perfect entertaining space, with doors opening out to the rear terrace and gardens. The superbly appointed modern kitchen has a part-vaulted ceiling and includes an extensive range of bespoke fitted units with integrated appliances as well as a breakfast bar. There is also a useful walk-in pantry and a utility room with a door to the side, as well as a study overlooking the front.

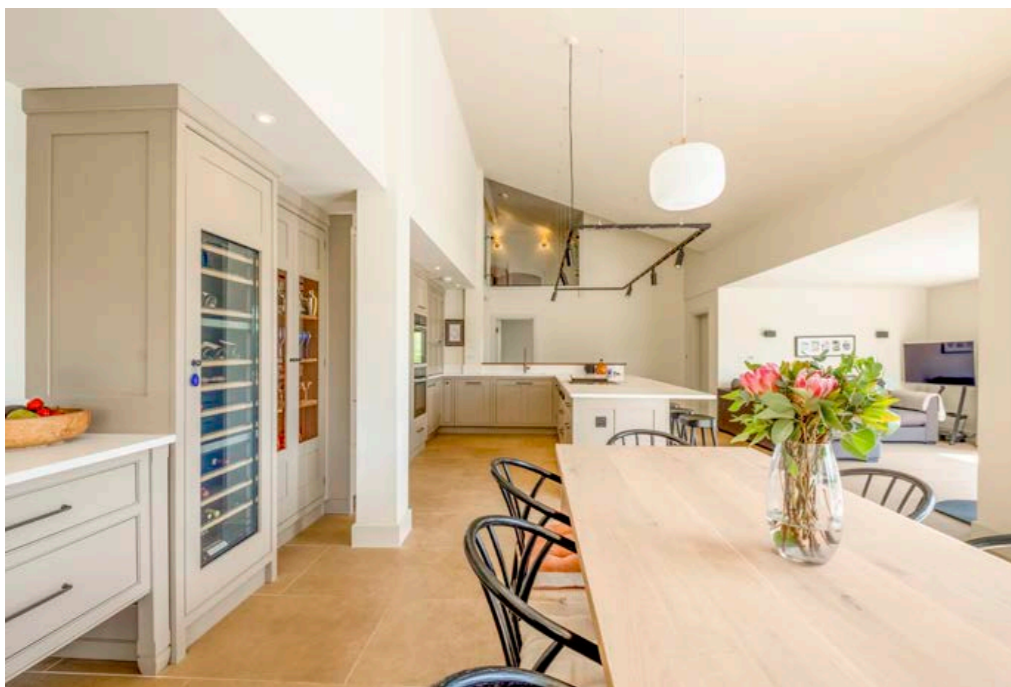
The inner hall gives access to four good sized bedrooms, two of which have en suite shower rooms, as well as a family bathroom and a separate w.c.

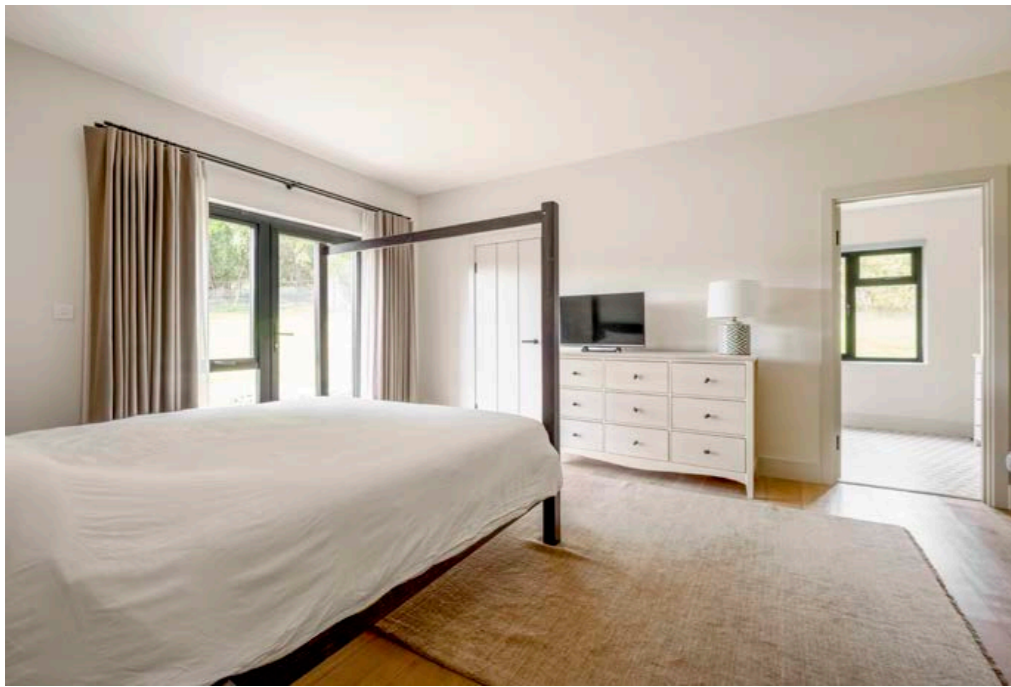
On the first floor there is excellent storage space as well as a boiler room and a mezzanine gallery area with glass balustrading overlooking the kitchen below. In all the accommodation for the main house totals about 3762 square feet.

Outside, the properties are approached via a long driveway leading to the house, cottage and parking area. To the rear of May Farm, a paved terrace spans the length of the house, ideal for al fresco dining and entertaining whilst enjoying the fantastic rural views. The garden is laid to lawn and leads on to various fields and woodland.

NB: A small section of public footpath runs through the woodland on the edge of the property's boundary.

In all the property extends to about 38.9 acres (including Spring Cottage).







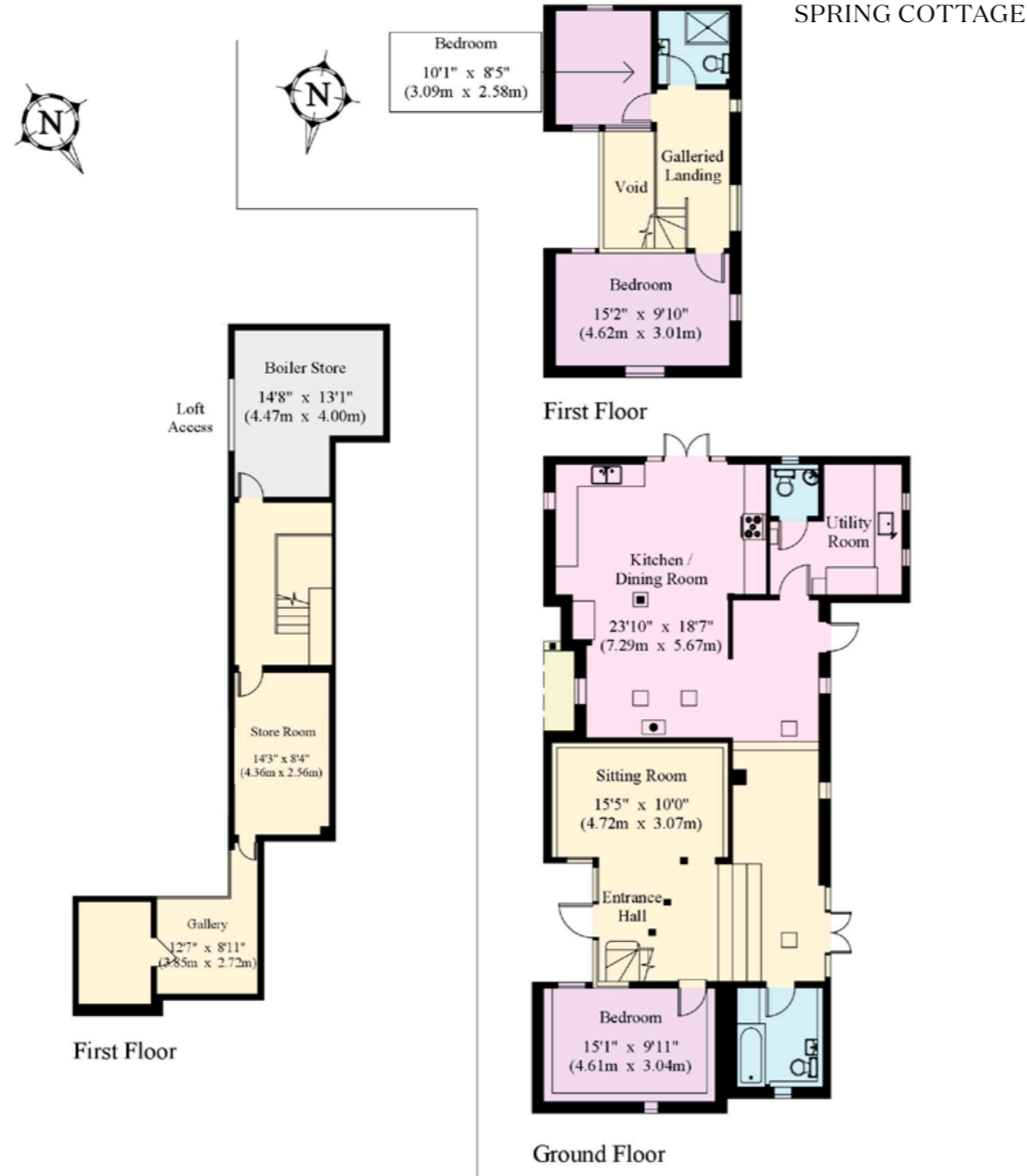
SPRING COTTAGE

Adjacent to the main house there is an attractive detached cottage which provides characterful accommodation with a wealth of exposed stone and beams. On the ground floor there is a cosy sitting room. From the rear hall, two steps lead down to a delightful sitting room with a vaulted ceiling and a modern free-standing wood burner. This room leads on to a spacious kitchen/ breakfast room, which also has a vaulted ceiling, a modern kitchen with fitted oak cupboards and space for a dining table. There is a cloakroom and utility room off the kitchen and a door to the rear. At one end of the cottage there is a ground floor bedroom and a separate bathroom. On the first floor, the lovely galleried landing gives access to the two bedrooms, both of which have attractive vaulted ceilings, and a shower room. In all the accommodation for Spring Cottage totals about 1,699 square feet.

Outside, the cottage is surrounded by its own fenced and hedged garden with a lovely raised paved terrace to the rear.



Ground Floor



First Floor

Ground Floor

Approximate Gross Internal Area
 May Farm = 349.5 sq m / 3,762 sq ft
 Spring Cottage = 157.9 sq m / 1,699 sq ft
 Total = 507.4 sq m / 5,461 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.



Simon Biddulph
 01892 515035
 simon.biddulph@knightfrank.com

Knight Frank Tunbridge Wells
 47 High Street
 Tunbridge Wells, TN1 1XL

knightfrank.co.uk

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