



THE GRANTHAM HALL ESTATE

Lamberhurst, Kent



AN EXQUISITE LAMBERHURST ESTATE

With a Grade II listed farmhouse, three cottages, barns, gardens and grounds stretching to over 247 acres of parkland, paddocks, and private woodland.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast room | Family room | Dining room | Drawing room | Pantry | Utility | Wine cellar

First Floor: Principal bedroom & en suite | Guest bedroom | Two further bedrooms | Family bathroom

Second Floor: Two double bedrooms | Family bathroom

Outbuildings: Three cottages | Three barns | Carport | Garage with studio above | Separate garage | Machine store | Workshop

Garden and Grounds: Woodland | Paddocks

In all about 247.4 acres

Further development potential, subject to the appropriate planning permissions

Owl House Oast – Lot 2 (Available by separate negotiation)



DESCRIPTION

Set within more than 247 acres (Lot 1 & 2 combined) of glorious Kentish countryside, The Grantham Hall Estate offers a rare opportunity to acquire a fantastic country house. Beautifully positioned within rolling parkland with easy access to the sought after village of Lamberhurst, the estate encompasses a magnificent principal home, a charming courtyard of cottages, extensive outbuildings and gardens framed by mature woodland and paddocks.

LOT 1 – GRANTHAM HALL ESTATE

The elegant main house blends traditional character with modern comfort. Approached via a sweeping driveway through mature trees and manicured lawns.





The ground floor opens with a welcoming porch leading into a spacious entrance hall, setting the tone for the generous proportions throughout. At its heart lies a superb farmhouse kitchen and breakfast room, perfect for family life and entertaining, supported by a pantry and utility room. Adjoining is a relaxed family room which looks out over a lily filled landscaped pond, while the formal spaces include a beautiful dining room with an impressive inglenook fireplace and a graceful drawing room. A door from the hall leads down to a wine cellar.

Upstairs, the principal suite enjoys wonderful views over the estate and features an en suite bathroom with a steam shower. The guest bedroom is equally generous, while two additional bedrooms share a family bathroom.

The second floor offers two further large doubles with built-in wardrobes and a shared bathroom, ideal for guests or extended family.







Approximate Gross Internal Area
4271 sq. ft / 396.80 sq. m

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.

THE COURTYARD

The Courtyard Adjacent to the main house, a charming courtyard complex includes three self-contained cottages, ideal for guests, staff, or rental income.

The Stables - Features an open-plan kitchen and living area with two bedrooms and a bathroom above.

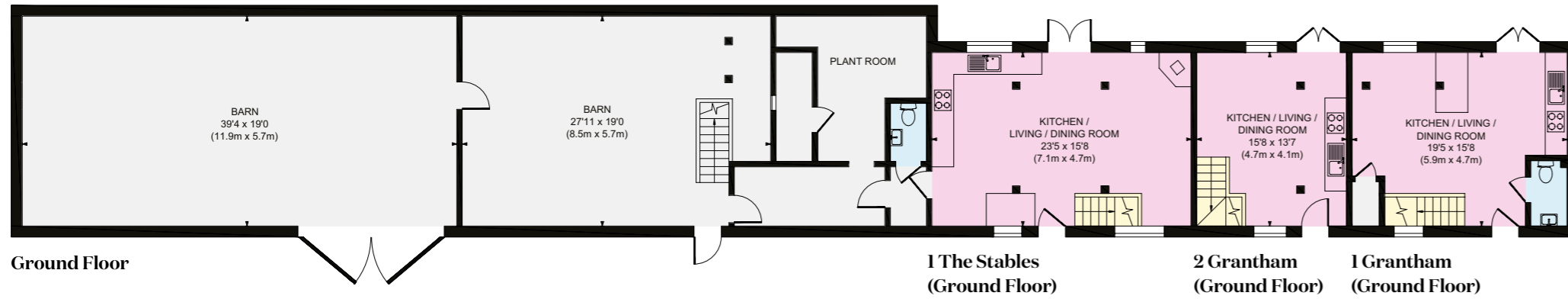
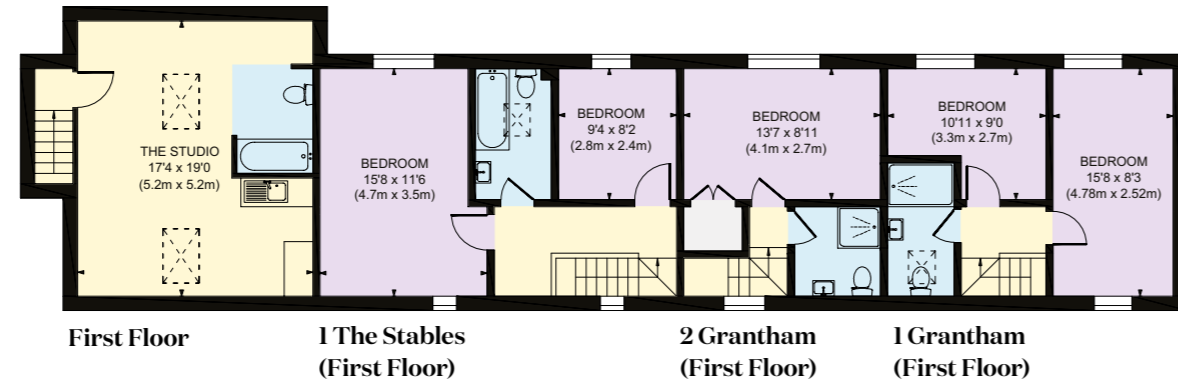
2 Grantham - Features a kitchen, living and dining area, with a bedroom and shower room upstairs.

3 Grantham - Features a similar layout with two bedrooms and a shower room.

Each cottage enjoys its own garden or terrace, and the adjoining barns provide potential for further development, subject to planning. Within one barn, stairs lead to a studio with kitchenette and bathroom, perfect as a home office or artist's retreat.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

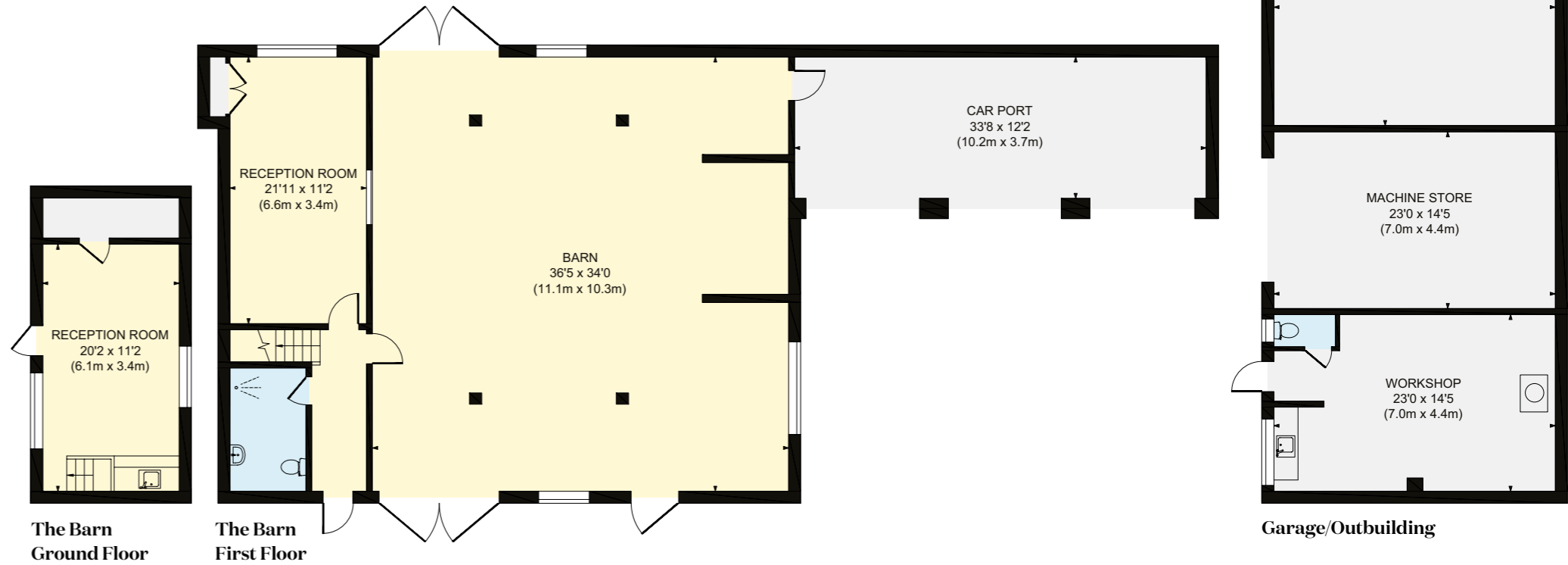


Approximate Gross Internal Area
 The Stables Barn 1882 sq. ft / 174.82 sq. m
 1 The Stables 753 sq. ft / 69.97 sq. m
 2 Grantham 425 sq. ft / 39.48 sq. m
 3 Grantham 614 sq. ft / 57.02 sq. m
 Total 3974 sq. ft / 341.29 sq. m

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THE BARN

A substantial barn provides excellent storage and workspace. There is current planning permission in place for a full barn conversion. It has already been partially converted into flexible accommodation. The ground floor includes a reception room, shower room, and cloakroom, while the upper level offers a large open-plan area with kitchenette and eaves storage. An attached three-bay carport provides further covered parking.

Approximate Gross Internal Area
 The Barn 1894 sq. ft / 175.93 sq. m
 Garage 672 sq. ft / 62.45 sq. m
 Outbuilding 675 sq. ft / 62.74 sq. m
 Car Port 388 sq. ft / 36.08 sq. m
 Total 3629 sq. ft / 338.76 sq. m

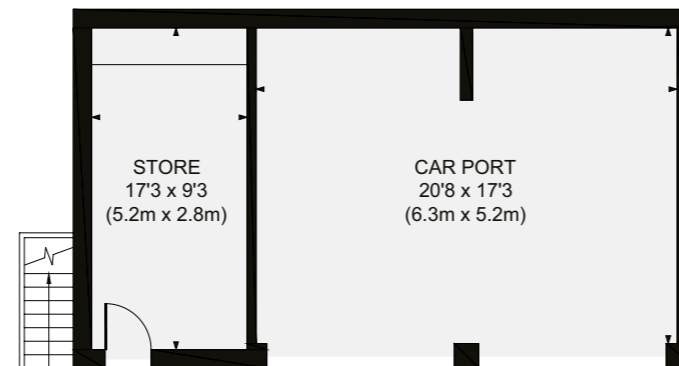
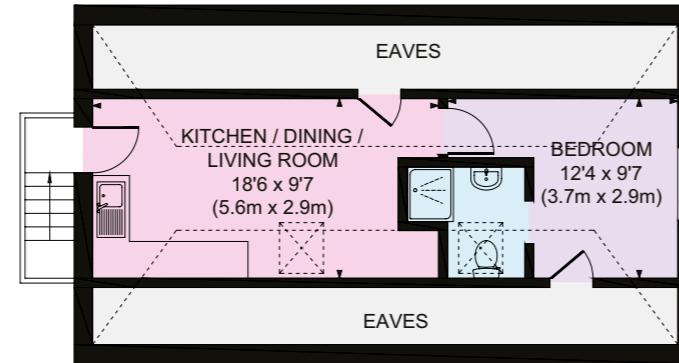
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WORKSHOP, OUTBUILDINGS & ANNEXE

The estate includes a workshop complex incorporating a machine store, garage, and WC. Next to the house is a two-bay carport with storage. Above, a self-contained annexe featuring an open-plan kitchen, dining and living area, plus a bedroom and shower room offers further accommodation for guests, staff, or multi-generational living.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
840 sq. ft / 78.03 sq. m

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GROUNDS & GARDENS

The formal gardens surrounding the main house are beautifully landscaped with sweeping lawns, mature borders, and specimen trees. The setting offers a perfect balance of elegance and tranquillity, with views across paddocks and parkland. Beyond lies extensive pastures and woodland extending to approximately 241 acres (Lot 1).

A highlight is Crooksbrook Wood, a magnificent expanse of mature trees, spring-fed streams, ponds, and meandering footpaths that invite peaceful walks and provide a haven for wildlife.





LOT 2 – OWL HOUSE OAST

(Available by separate negotiation)

By separate negotiation, the estate also includes Owl House Oast, a charming and beautifully presented Oast house set within about 6 acres of landscaped grounds. It provides an excellent opportunity to expand the estate or accommodate family within its own private setting.

LOCATION

The estate is located just on the outskirts of the popular village of Lamberhurst which has a picturesque central village green, local shops, primary school, pubs/restaurants, church and golf course. Nearby Tunbridge Wells provides a more comprehensive choice of shopping, leisure, cultural and commercial facilities including health clubs, theatres and multi-screen cinema complex.

The A21 is easily accessible providing connections to the M25 motorway network and London Heathrow, Gatwick and Stansted airports. There are a number of mainline stations within close proximity of the property with regular services to London.

There are a number of well-regarded schools in the area, in both the state and private sectors, including St Mary's Primary school in Lamberhurst, Marlborough House and St Ronan's in Hawkhurst, Sacred Heart in Wadhurst, Mayfield School, Dulwich Preparatory in Cranbrook, Benenden School, Holmewood House Preparatory in Langton Green, Tonbridge School and Kent College (girls) at Pembury. There are also grammar schools for girls and boys in Tunbridge Wells and Tonbridge. Leisure amenities include golf at a number of courses in the vicinity; sailing and fishing at Bewl Water and on the south coast.





PROPERTY INFORMATION

Tenure: Freehold

Services: Private drainage, oil, mains water.

Local Authority: Tunbridge Wells Borough Council

Council Tax: Band G

EPC: Grantham Hall – E, The Stables Flat – D

Directions: Head towards Fortstal Farm roundabout and take the B2162, at the end of the road take a right up towards Grantham Hall Estate.

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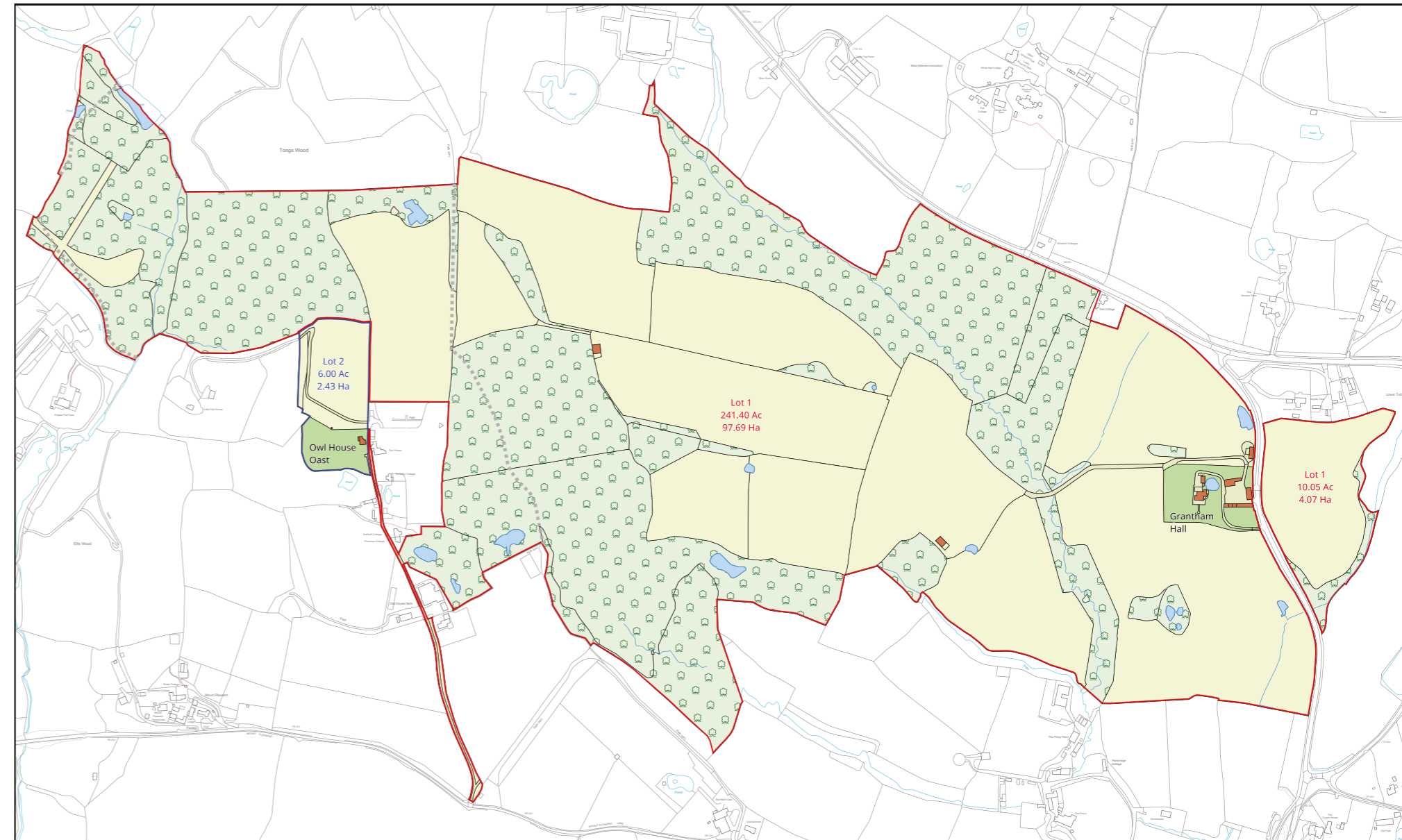
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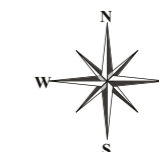
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Title: The Grantham Hall Estate

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