



COLTS HILL FARMHOUSE
COLTS HILL, FIVE OAK GREEN, KENT, TN12 6SN



**Lambert
& Foster**

PADDOCK WOOD 2.3 MILES | PEMBURY 2.5 MILES | TONBRIDGE 4.7 MILES | TUNBRIDGE WELLS 5.4 MILES | SEVENOAKS 11 MILES

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Colts Hill Farmhouse enjoys an attractive semi-rural position surrounded by 1.27 acres of beautifully landscaped gardens. This property presents a rare opportunity to acquire a stunning Grade II Listed home, thoughtfully renovated to a wonderful specification throughout.

GUIDE PRICE £1,395,000 - £1,495,000 FREEHOLD



SITUATION

Set amidst rolling countryside, Colts Hill Farmhouse offers the perfect blend of rural tranquillity and modern convenience. Though surrounded by open fields and far-reaching views, the property enjoys excellent access to a range of well-connected towns, villages, and key transport routes.

Just 2.3 miles away, Paddock Wood offers a mainline station with services to London, as well as schools, supermarkets, cafés, and other everyday amenities. Nearby Pembury (2.5 miles) features a welcoming village atmosphere with a primary school, local pubs, a park, and independent shops. Tonbridge (4.7 miles) provides a wider selection of supermarkets, restaurants, leisure centres, and both state and Grammar schools, along with rail links to Charing Cross and London Victoria. For even more extensive shopping, dining, and cultural experiences, Tunbridge Wells lies only 5 miles away, home to The Pantiles, a historic theatre, and a broad mix of boutiques and eateries. Sevenoaks (11 miles) further enhances the area's appeal, offering excellent schools and fast rail connections to London, making it a popular choice for commuters. The A21 is close by, providing a direct link to the M25, while the coast including Camber Sands and Rye within a 45-minute drive.



DESCRIPTION

Constructed of traditional brick with attractive clay-hung tile elevations to the majority of the exterior, the property is a handsome family home that successfully combines character with generous, well-balanced accommodation. Throughout the house, exposed timber beams create warmth and authenticity, lending a wealth of charm and reinforcing its distinctive character. A grand reception hallway provides an impressive introduction to the home, leading to two elegant reception rooms that offer versatile spaces for both formal entertaining and relaxed family living.

The spacious sitting room is an inviting reception space, centred around an impressive open fireplace fitted with a log-burning stove that provides a striking focal point and creates a warm, welcoming atmosphere. Beautiful wooden parquet flooring extends throughout, complementing the room's generous proportions and enhancing its timeless character. Offering ample space for a variety of seating arrangements, the room is ideally suited to both relaxed family living and entertaining.

The formal dining room is equally impressive in scale, comfortably accommodating a substantial ten-seat dining table, making it an ideal setting for family celebrations and dinner parties alike. Characterful exposed timber beams and a fireplace combine to create a room of considerable warmth and charm, while its generous proportions provide an elegant space for both everyday dining and more formal occasions.





DESCRIPTION

At the heart of the property is a bespoke country-style kitchen/breakfast room, thoughtfully designed to provide a welcoming space for everyday life and informal gatherings. Fitted with an extensive range of bespoke cabinetry, the kitchen is centred around a substantial island incorporating a breakfast bar, creating the perfect space for casual dining and socialising. A comprehensive range of integrated appliances is seamlessly incorporated within the cabinetry, ensuring both practicality and a clean, elegant finish. Beautiful views are enjoyed across the surrounding gardens, allowing natural light to flood the room and creating a wonderful connection with the outdoors. Beyond, a charming courtyard provides an attractive extension to the living space and offers excellent potential to be transformed into a delightful kitchen garden, perfectly complementing the property's country setting.

The exceptional outdoor spaces have been thoughtfully designed to extend the home's entertaining accommodation. The bespoke outdoor kitchen is comprehensively equipped with an open fireplace, oven and a range of integrated appliances, creating a superb setting for al fresco dining and entertaining. Enclosed with practical side coverings, the space can be enjoyed comfortably throughout the seasons, providing a versatile area whatever the weather. Further enhancing the grounds is a charming Victorian-style greenhouse, complete with water supply and drainage, making it equally suited to keen gardeners and those seeking an additional space. Whether used for cultivating plants, hosting guests or simply enjoying the surrounding gardens, it offers a unique and characterful addition to this impressive country home.



DESCRIPTION

The property offers four generously proportioned bedrooms, each enjoying a pleasant outlook over the surrounding gardens and grounds. Rich in character, the bedrooms continue the home's distinctive charm with exposed timber beams featured throughout, creating a warm and inviting atmosphere while complementing the generous proportions of each room.

The master bedroom provides a peaceful and private retreat, offering excellent proportions and ample space for a range of furnishings. Benefitting from its own en-suite bathroom, the room combines comfort and convenience while providing a beautifully appointed space in which to unwind and enjoy views across the surrounding grounds.

The remaining three bedrooms are equally well-proportioned, offering versatile accommodation for family members, guests or those seeking additional space for study, hobbies or relaxation. One of the bedrooms is currently arranged as a home office, demonstrating the flexibility of the accommodation and its ability to adapt to modern lifestyles, whether as a dedicated workspace, guest bedroom, nursery or additional reception area. A well-appointed family bathroom serves the remaining bedrooms, providing a practical and comfortable space for both everyday use and visiting guests.

Throughout the first floor, the combination of generous proportions, exposed timber detailing and views across the gardens creates a wonderfully characterful and comfortable private living space, perfectly suited to modern family life.





FLOORPLANS

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

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Approximate Area = 2529 sq ft / 234.9 sq m

Garage = 366 sq ft / 34 sq m

Outbuildings = 659 sq ft / 61.2 sq m

Total = 3554 sq ft / 330.1 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), © ncthemcom 2026. Produced for Lambert and Foster Ltd. REF: 1459971



VIEWING: By appointment only.
Paddock Wood Office: 01892 832325.

WHAT3WORDS: ///approvals.taken.grounding

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains **Water supply:** Mains

Sewerage: Private Sewerage **Heating:** Oil and Log Burners

BROADBAND: Standard and Superfast available

MOBILE COVERAGE: Good outdoor

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

LOCAL AUTHORITY: Tunbridge Wells

COUNCIL TAX: Band G **EPC:** N/A Grade II Listed

COVENANTS: None known

FLOOD & 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, 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. Prospective purchasers must satisfy themselves as to the information enclosed.

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OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX

Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT

Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT

Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN1



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