



Georgian style country residence

Puttenden Road, Shipbourne, Tonbridge, Kent, TN11

Guide Price £5,250,000 Freehold



A most impressive Georgian style country residence of elegant proportions, set within superb landscaped gardens and grounds.

Dining Hall • Drawing Room • Living Room Orangery
• Kitchen/Breakfast Room • Utility Room Cloakroom
• Store/Boiler Room

Master Suite • Guest Bedroom with En Suite
Two further Bedrooms (both En Suite)

Two Second Floor Bedrooms both with En Suite Shower Rooms
• Attic Store

Annexe
Bedroom/Living Area • Kitchenette • Shower Room

Integral Double Garage • Greenhouse • Barn • Stable Garden Shed
• Chicken Run

Formal Gardens • Parkland Grounds with Lake and River

Total area about 23 acres

Tenure
Freehold

Local Authority
Tonbridge & Malling Borough Council – 01732 844522

Council Tax
Band = H

Services
Oil fired central heating. Underfloor heating to the ground and first floors.
Private drainage. Mains water and electricity.

Energy Performance: EPC Rating = C

Viewing: Strictly by arrangement with the agents.





Local Information

Hookwood Farm is located on the edge of the sought-after village of Shipbourne. The village includes the popular Chaser Inn and weekly award winning Farmers' Market as well as the church, primary school and common.

Comprehensive Shopping: Tonbridge (3.3 miles), Sevenoaks (8.6 miles) and Tunbridge Wells (10.9 miles) provide supermarkets and the usual popular high street retailers and many pubs and restaurants. Bluewater (23.1 miles).

Mainline Rail Services: Tonbridge (3.6 miles), Hildenborough (5.9 miles) and Sevenoaks (9 miles) mainline stations to London Bridge, Charing Cross & Cannon Street, and Borough Green (6.4 miles) to Victoria.

Primary Schools: Shipbourne, Plaxtol, Kings Hill, Mereworth, Hadlow, Ightham and Borough Green. **Secondary Schools:** Judd Boys Grammar, Weald of Kent Girls Grammar and Tonbridge Grammar. **Knole Academy, Trinity and Weald of Kent Grammar Schools** in Sevenoaks. **Private Schools:** Tonbridge and Sommerhill Schools in Tonbridge. Sevenoaks and Walthamstow Hall Schools in Sevenoaks. The Granville, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Shipbourne Tennis Club on the Green, Golf at Wilderness, Nizels, Knole Park and Poult Wood. Nizels Golf & Fitness Centre in Hildenborough, and indoor

and outdoor swimming pools and the Angel Leisure Centre and a range of sporting clubs including football, baseball, swimming and sailing in Tonbridge. A large network of footpaths linking to the Greensand Way.

All distances are approximate.

About this property

Hookwood Farm is an impressive country residence built in a classic Georgian style to an exceptionally high standard and completed in 2013.

The house has excellently proportioned accommodation which also provides a versatile layout. The property has many unique and bespoke features, in keeping with the Georgian style yet ideal for modern living. These features include a handmade kitchen, stylish bathroom suites, decorative plaster friezes, elegant marble fireplaces, high ceilings, impressively proportioned internal doors, marble flooring, engineered oak flooring, multi pane sash windows and decorative downpipe collars. The property sits within the magnificent gardens and grounds which provide a wonderful backdrop and a high degree of privacy.

The impressive and well-proportioned reception rooms provide wonderful areas for formal entertaining. The dining hall has an outlook to the front with double doors opening to the drawing room with three French doors to the south facing terrace. The living room has an outlook over the rear gardens and leads to the impressive triple aspect orangery with French doors to the west terrace.





The generously proportioned kitchen/breakfast room is triple aspect and has French doors to the east terrace. There is an excellent range of bespoke cupboards with matching island unit. Granite work surfaces incorporate a 1½ bowl sink together with a preparation sink within the island unit which also provides a breakfast bar. Fitted appliances include an electric Aga and separate gas Aga, two fridges and dishwashers, Miele coffee machine and a wine fridge.

The adjoining utility room has a double butler sink and has additional fitted storage cupboards, together with direct access to outside.

A rear lobby leads to a store/boiler room and the integral double garage.

An elegant staircase with a handcrafted handrail rises to the spacious first floor landing with views to the front.

The principal suite comprises a bedroom with views over the rear garden, a fitted dressing room and elegant en suite bathroom with separate shower cubicle.

The guest bedroom is double aspect with wonderful garden views, a fitted wardrobe and en suite bathroom with separate shower cubicle.

There are two further bedrooms on this floor, both which are served by en suite bathrooms.

Arranged over the second floor are two well-proportioned bedrooms with views either to the front or rear, both served by en suite shower rooms and storage cupboards.

There is also an excellent attic storage room with porthole window to the front.

Planning consent has been given for a single storey rear extension. (Tonbridge & Malling Borough Council Planning Application 21/03218/FL).

Annexe

The annexe is approached from the rear lobby with stairs rising to the first floor. It comprises a spacious living/bedroom area with kitchenette and a well-appointed en suite shower room.

Barn

The barn comprises a garden store, store room with kitchenette, cloakroom and open store.

The timber stables comprise a loose box and field shelter Victorian style greenhouse with cold frames.

Garden shed. Chicken run with coop.







Gardens and Grounds

The house is approached over a gravel drive with a stone pillared entrance and wrought iron gates. The drive splits, leading to the garaging and on to the front of the house where there is a generous area for parking.

There is also a secondary drive from the lane which leads to the barn.

The formal gardens surround the house and include manicured lawns edged with either yew or box hedging with the front lawn featuring an attractive rill culminating in an ornamental pond.

To the west and south of the house are generous paved and gravel terraces flanked by well stocked beds and providing wonderful areas for al fresco entertaining.

The symmetrical south facing garden features stone steps leading to the terraced lawns, one of which has two herbaceous beds, flanked by white lavender.

Adorning the elevations of the house are various climbing roses under planted with box hedging.

The kitchen garden lies to the east and comprises a number of beds enclosed by hedging. There is separate vegetable garden by the barn and greenhouse, which also comprises a number of beds with fruit cages and herringbone brick paths.

On from the kitchen garden is an octagonal chicken run with timber coop and garden shed.

The parkland grounds comprise grassland interspersed with a wide variety of specimen trees from around the world.

There is a lake with an island and waterfall feeding into a smaller pond and established aquatic planting. Planting within the grounds include an avenue of tulip trees, Indian bean trees, pleached beech trees, magnolias and over 200 varieties of rhododendrons.

Planning consent has been given for an exercise swimming pool and associate plant. (Tonbridge & Malling Borough Council Planning Application 22/01806/FL)



Hookwood Farm

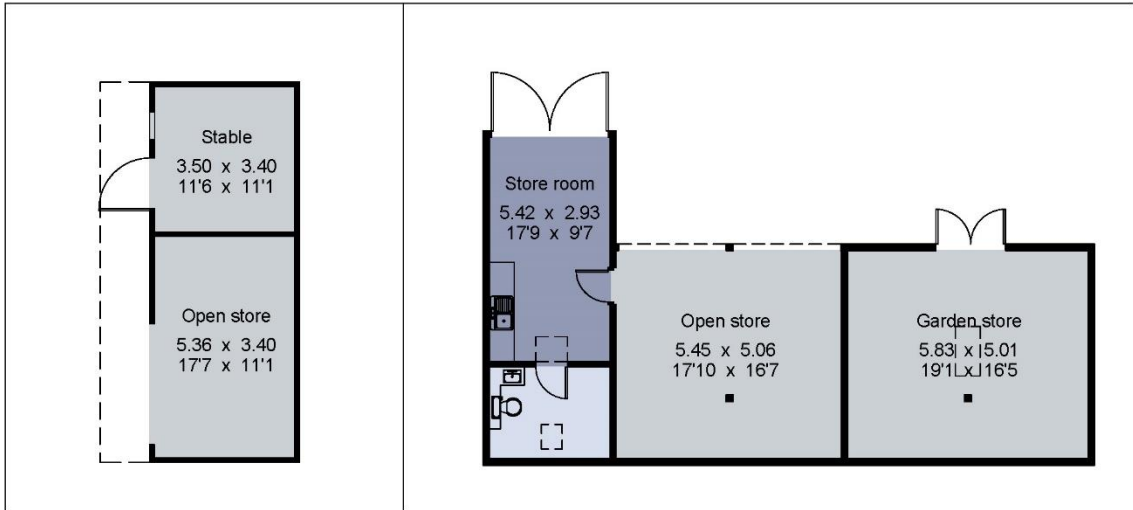
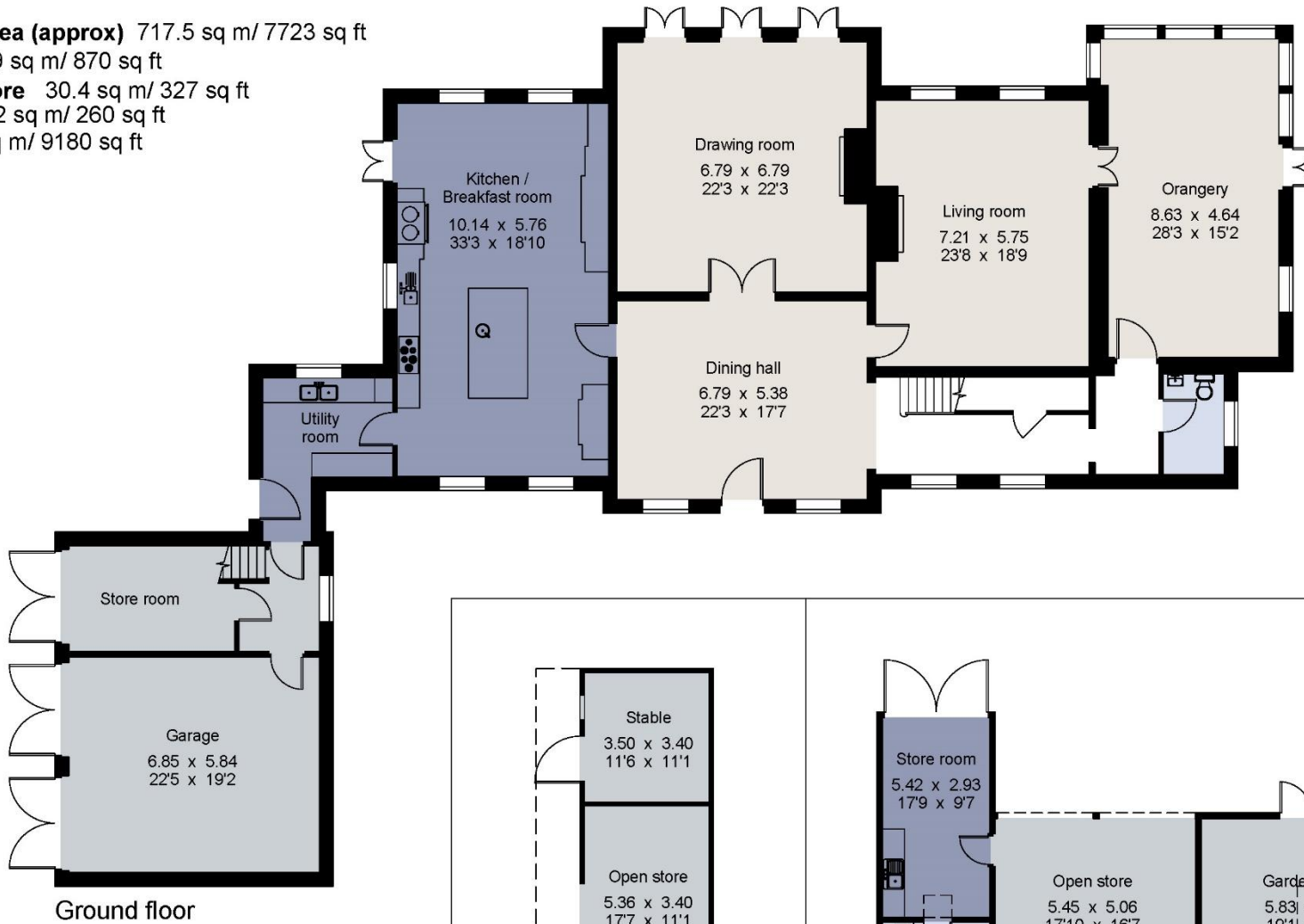
Gross internal area (approx) 717.5 sq m / 7723 sq ft

Outbuilding 80.9 sq m / 870 sq ft

Stable / Open store 30.4 sq m / 327 sq ft

Greenhouse 24.2 sq m / 260 sq ft

Total 853.0 sq m / 9180 sq ft

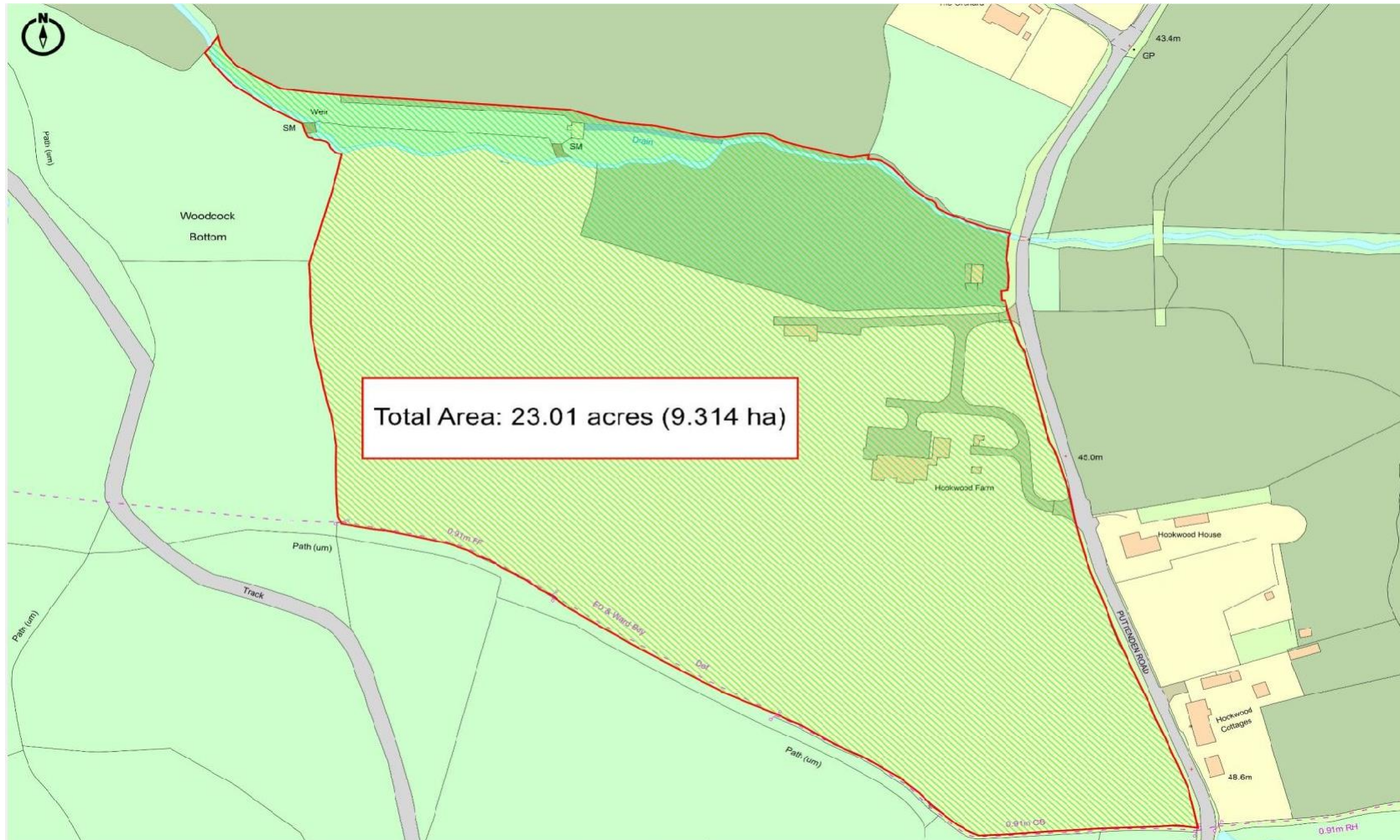


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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