



Oakenden Lane

Chiddingstone Hoath, Kent, TN8



A beautifully updated Grade II listed country home with far reaching countryside views.



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Summary of accommodation

Main House

Ground Floor: Kitchen/breakfast room | Dining room | Drawing room | Sitting room | Home office | Ground floor bedroom | Family bathroom | Utility room | WC

First Floor: Principal bedroom with dressing room and ensuite | One further bedroom with ensuite

Second floor: Two bedrooms, both with ensembles

Garden and Grounds

Garage | Pond | Paddock of approximately 7 acres





Situation

(Distances and times are approximate)

The house sits in the Kent countryside and is very close to the National Trust village of Chiddingstone (purchased by the National Trust in 1939) and is close by to the popular village of Penshurst with its primary schools, pubs and stately homes (Chiddingstone Castle and Penshurst Place).



The property sits well for train links into London including access from stations such as Hildenborough (approximately 7.3 miles away), Tonbridge (7.9 miles away) and Sevenoaks (11.9 miles) all of which provide fast train access into London Bridge and Charing Cross. Edenbridge (6.6 miles away) and Cowden (2.3 miles away) provide lines into London Victoria.



The area is ideally placed for a wide range of excellent schools including local primary schools and private schools in Sevenoaks, Tonbridge and Tunbridge Wells as well as schools such as Brambletye, Lingfield College and Ardingly to the south west together with a range of Grammar Schools including The Judd School, Skinners and Tunbridge Wells Girls and Boys Grammar Schools.





Skipreed

Set in the heart of the Kent countryside in an Area of Outstanding Natural Beauty and located in the hamlet of Chiddingstone Hoath, this beautifully updated period home, originally built in the 16th Century, enjoys a wonderful balance of living and entertaining space coupled with glorious gardens and countryside views.

The house is approached along a country lane and through an electric gate with ample parking and the provision of an oak framed garage (made up of two garages and a versatile additional room and roof storage). Located in a private location the property juxtaposes the period charm of the house with an updated contemporary interior, illustrated by the excellent open plan kitchen/dining room and the original features and beams around the house.

The house is entered through a hall with vaulted ceiling (with guest WC) that opens into a glorious open plan kitchen/dining room with vaulted ceiling, exposed beams, and limestone flooring with direct access out to the terrace and garden which has far reaching countryside views.

The kitchen is fitted with bespoke units, granite work surfaces including a breakfast bar, a double sink, four oven Aga and integral appliances. A utility room leads off from the kitchen. A dining room then links with a grand living room with open studwork and large inglenook fireplace complete with bread oven, gloriously warm in winter and cool in summer. A corridor then leads through to a double aspect living room/snug with woodburner, door to the garden and stairs to the first floor.

At the north end of the house, also on the ground floor and with its own entrance, is an excellent self contained pairing of rooms, one double bedroom with vaulted ceiling and en suite bathroom together with an office/study with access out onto the garden.



On the first floor the principal bedroom comprises an excellent dressing room and en suite bathroom whilst a second bedroom with double aspect windows, also comes with an en suite bathroom. On the second floor two additional double bedrooms both benefit from en suite shower rooms with one of the bedrooms enjoying excellent views over the surrounding countryside.





Outside

Outside, the attractive landscaped gardens surround the house, with a flagstone terrace and additional decked areas, all excellent for entertaining. The house overlooks a natural spring fed pond with island and duck house whilst an adjoining paddock covers approximately 7 acres and provides excellent equestrian facilities.

Property Information

Tenure: Freehold

Local Authority: Sevenoaks District Council

Council Tax: Band H

EPC: F

Postcode: TN8 7DE

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

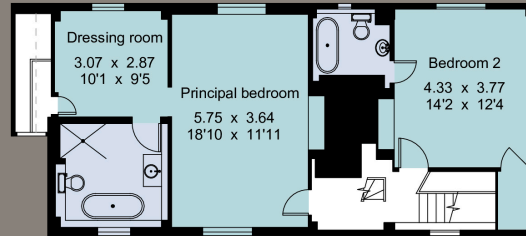


Approximate Gross Internal Floor Area

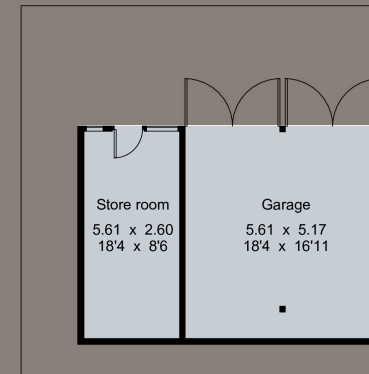
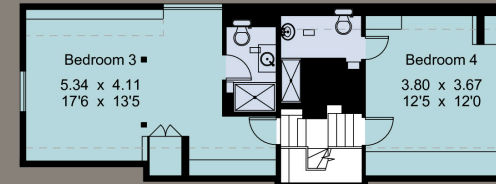
Garage: 45.1 sq.m / 485 sq.ft

Total: 359.4 sq.m / 3,868 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



--- reduced headroom below 1.5m / 5'0



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2025. Photographs and videos dated December 2024.

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