



Fordcombe Manor, Spring Hill, Fordcombe, Kent

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An exceptionally charming manor house and detached three bedroom cottage **surrounded by beautiful gardens** and grounds which include a swimming pool, tennis court, and multiple outbuildings.

**Summary of accommodation**

**The Manor House**

Reception hall | Drawing room | Sitting room | Dining room | Study  
Kitchen/breakfast room | Utility room | Cloakroom | Cellar/games room | Further cellar used as an office/workroom

Playroom | Kitchen gallery | Two en suite bedrooms | Two further bedrooms | Family bathroom

Top floor bedroom suite with dressing room and bathroom | Attic store

**The Cottage**

Entrance hall | Sitting room | Kitchen/dining room | Three bedrooms  
Bathroom | Garage | Driveway and garden

**Outbuildings**

Two substantial period barns, one thatched, used as storage and garaging with stables attached, the other equipped as a pool house

**Gardens and grounds**

Formal garden | Meadow | Swimming pool | Tennis court | Football lawn | Paddocks and woodland

**In all about 8.68 acres**

**Distances**

Penshurst 2 miles, Tunbridge Wells 4.8 miles , Hildenborough 6.5 miles (London Bridge from 36 minutes and London Cannon Street from 39 minutes), Central London 44 miles  
(All distances and times are approximate)



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## Situation

Fordcombe Manor lies within the High Weald AONB, very well located for commuter links to central London. Mainline rail services run from Tunbridge Wells, Hildenborough or Tonbridge, serving London Bridge, Waterloo East, Charing Cross and Cannon Street. Langton Green, Penshurst and Groombridge all have primary schools, a church, sports facilities and pubs and local shops and there is a farm shop on the Langton Green-Groombridge road.

Tunbridge Wells is approximately 5.2 miles, with high street shops, supermarkets, theatres, cinemas, cafes, restaurants and the historic Pantiles on the south side of town. East Grinstead is approximately 12 miles and Lewes approximately 24 miles to the south.

Tunbridge Wells, Tonbridge and Sevenoaks have Kent Grammar schools and there is a wide choice of private options, with preparatory schools at Holmewood House (Langton Green), Rose Hill and The Mead in Tunbridge Wells. Senior schools, include Tonbridge for boys, Mayfield and Benenden for girls, with and co-ed options at Sevenoaks Eastbourne and Brighton and Bedes at Upper Dicker.

For leisure, there is horse racing at Lingfield Park, Plumpton and Brighton racecourses, golf at the Nevill in Tunbridge Wells, Hever, The Royal Ashdown Forest at Forest Row and the East Sussex National at Uckfield. Historic houses include Hever Castle, which has open air theatre productions in the summer, Penshurst Place and Chiddingstone Castle. Water sports include sailing and fishing at Bewl Water, which also has cycling and walking trails.







## The Manor House

This stunning restored period manor house comprises a sixteenth century framed structure with an early seventeenth century gabled wing to the right-hand side.

The property is Grade II\* listed as a grouping of buildings, including the two barns and is set in a commanding elevated position.

Features throughout the house include impressive exposed mellow beams and open studwork, leaded-light mullion windows (some featuring projecting frames) providing good light and distant views in all directions.

There are wide inglenook fireplaces with wood burning stoves to the two principal receptions and an open fire in the reception hall, supplementing the modern central heating system, with its period-style radiators.

In the main, there are generous ceiling heights reflecting the status of the house.

Modern adaptations include a beautiful and well-equipped Tom Howley painted kitchen, with white marble worktops, incorporating an island breakfast bar, Bertazzoni range cooker with halogen hob and concealed extractor above, integrated larder fridge/freezer, dishwasher and warming drawer, drinks' fridge and Quooker tap.

There is a mix of timber and attractive red tiled flooring to the ground floor, with modern oak flooring to the kitchen, dining room and the utility room.

The bedrooms are smart throughout with clean lines giving a contemporary twist which nicely complements the period details.





# The Manor House

Approximate Gross Internal Floor Area

486.1 sq m / 5232 sq ft

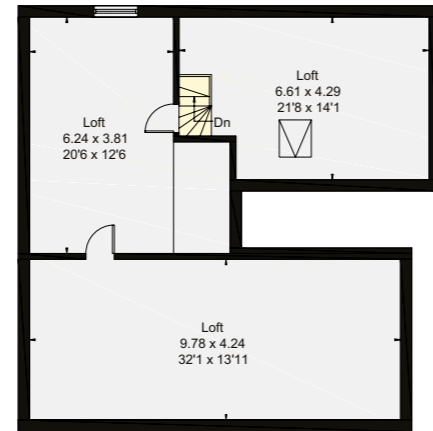
Loft = 98.1 sq m / 1056 sq ft

Total = 584.2 sq m / 6288 sq ft

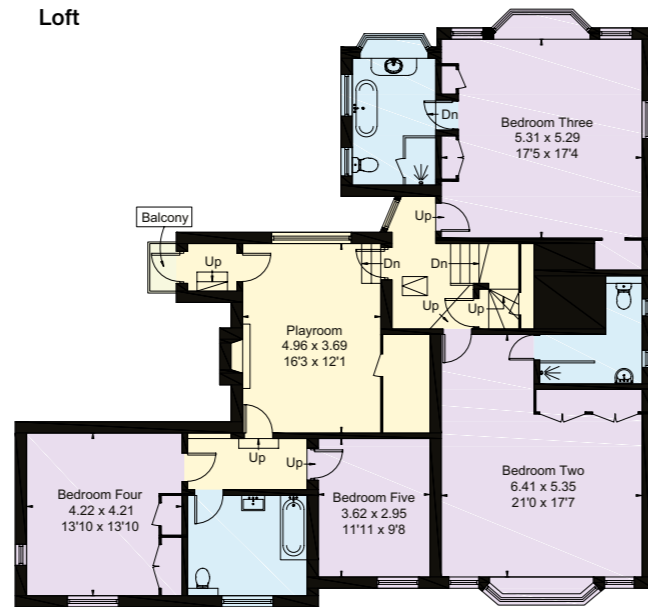
Including Limited Use Area (4.7 sq m / 51 sq ft)

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.

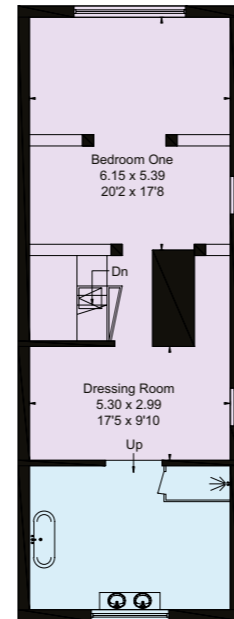
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



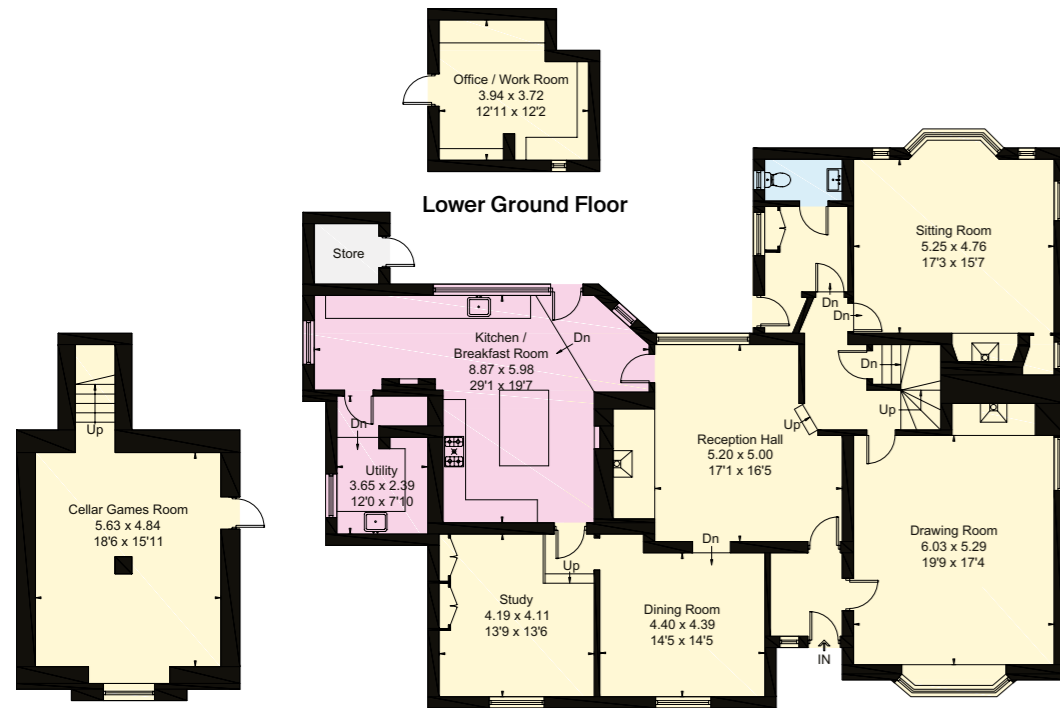
Loft



First Floor



Second Floor



Lower Ground Floor

Ground Floor





## The Cottage and Barns

From the lower shared secondary drive, there is access to the neighbouring Oast house. Part of the barn-end of this forms the cottage to the Manor house, which enjoys parking and a garage, with a small private garden and a stunning view.

The Cottage accommodation comprises three bedrooms and a bathroom upstairs, with a living room and kitchen/diner downstairs.

The thatched barn is an impressive structure used for storage/garaging and with two attached loose boxes. The pool house/party barn is a wonderful double height summer entertaining area, with sliding glazed doors onto the sheltered swimming pool, enclosed by walls and hedging. Impressive, with its exposed timber frame and brick block and timber flooring, the pool house provides a kitchen and a mezzanine gallery/stage, with changing room facilities below.

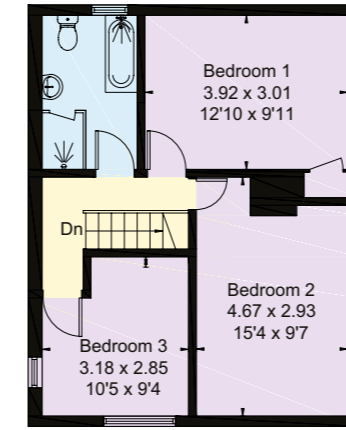


Pool House

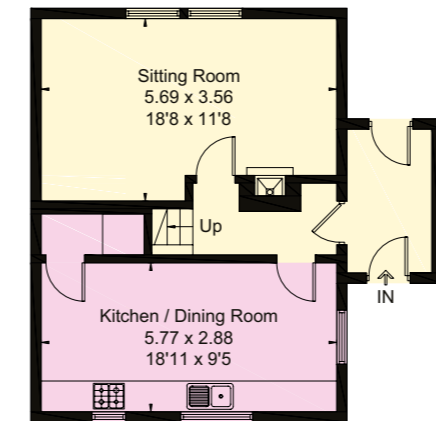
## The Cottage & Outbuildings

**Approximate Gross Internal Floor Area**  
**The Cottage: 95.6 sq m / 1029 sq ft**  
**Including Limited Use Area (0.6 sq m / 6 sq ft)**  
**Carport / Garage = 22 sq m / 237 sq ft**  
**Outbuildings: 226.5 sq m / 2438 sq ft**  
**Including Limited Use Area (1.4 sq m / 15 sq ft)**

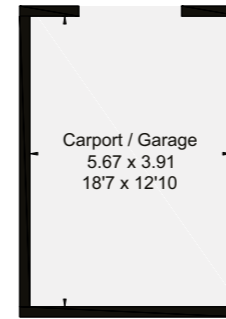
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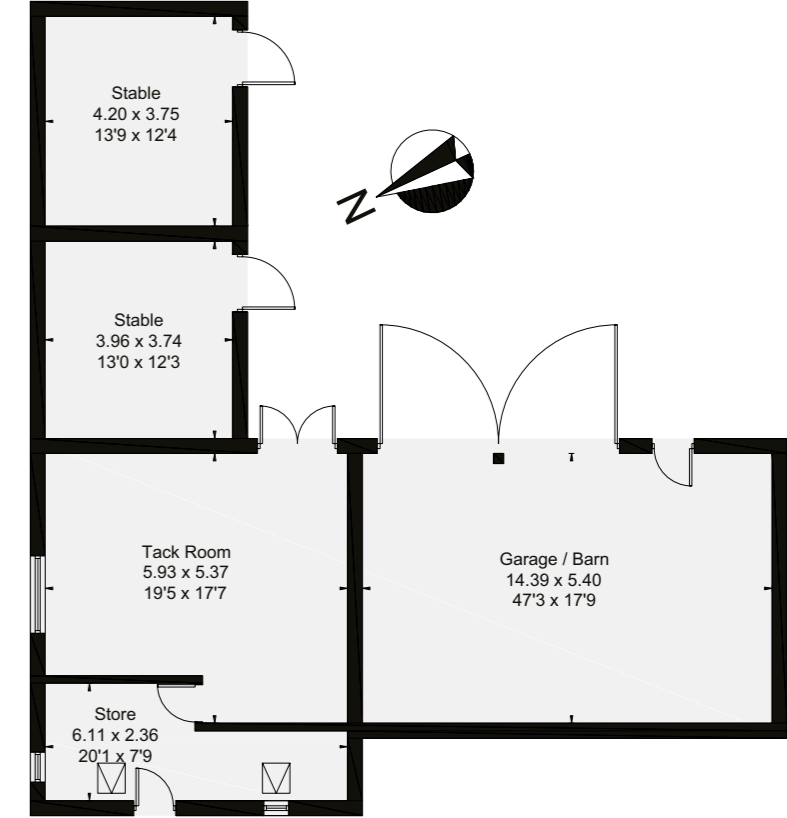
Cottage First Floor



Cottage Ground Floor

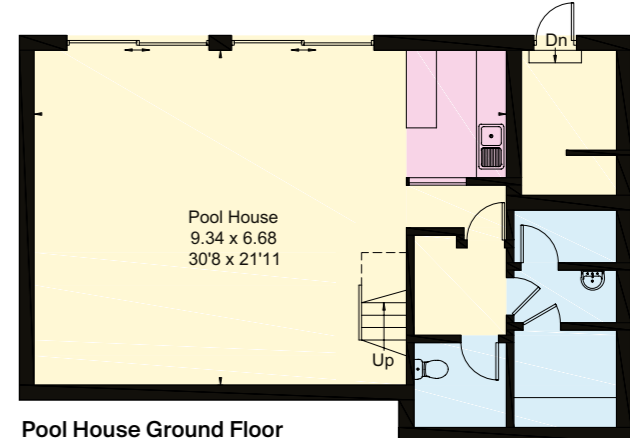


(Not Shown In Actual Location / Orientation)

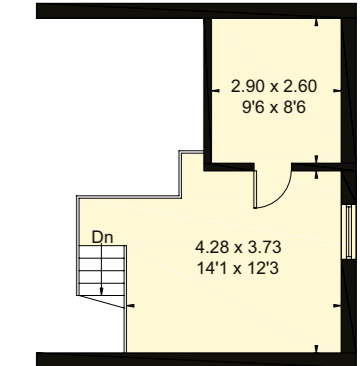


(Not Shown In Actual Location / Orientation)

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



Pool House Ground Floor  
 (Not Shown In Actual Location / Orientation)



Pool House First Floor



## Gardens and grounds

There is a tennis court on the raised land by the pool, with a wild flower meadow beyond, leading up to a further lawn, used for football goals etc.

The paddock at the front stretches down to the road, with the public footpath crossing a small area as shown on the land plan. This footpath ultimately leads to the separate wood which is included within the sale.

Outside, the house sits within a grouping of period buildings with parklike grounds to the front, right down to the road, including lawn and paddock and a small orchard.

The property enjoys an extensive private driveway for parking, accessed through the electric gated entrance from the private approach lane, with a further shared secondary drive, which gives access to the attached cottage.





Behind the house, directly accessed from the kitchen, there is a fine landscaped, brick-blocked, part-walled terrace, leading onto a delightful formal lawned garden with well stocked mature borders.

## Services

Mains water and electricity. Oil-fired central heating. Private drainage via septic tank.

## Agent Notes

Buyers will need to upgrade the private drainage system and will need to make their own investigations accordingly.

Please note, the initial driveway from the road to the electric gate is shared. The neighbouring property has a right of way across the lower driveway. There is a public footpath present within the grounds as shown in blue on the boundary plan.

## Property information

**Tenure:** Freehold

**Local Authority:** Sevenoaks District Council

**Council Tax:** Fordcombe Manor – Band H, The Cottage – Band E

**EPC Ratings:** Fordcombe Manor – F, The Cottage – E



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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