

# Barnfold House

Saints Hill, Penshurst, Kent











# Barnfold House

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A wonderful country house with far reaching southerly views over the rural countryside beyond.

Penshurst 1.4 miles, Tunbridge Wells 5.5 miles  
Hildenborough 5.6 miles (London Cannon Street 35 minutes) Central London 37.5 miles  
(All distances and times are approximate)

Reception Hall | Drawing room | Dining room | Sitting room | Snug  
Kitchen/Breakfast room | Orangery | Utility room

Principal bedroom with en suite bathroom and dressing room  
Six further bedrooms (four en suites) | One further bathroom

Home office | Studio | Multiple garages

Well-presented landscaped gardens and terrace with woodland field  
and frontage to the River Medway with fishing rights.

**In all approximately 6.34 acres**

**Approximately 5,495 sq. ft. (main house)**  
**Approximately 7,235 sq. ft. (including all outbuildings)**

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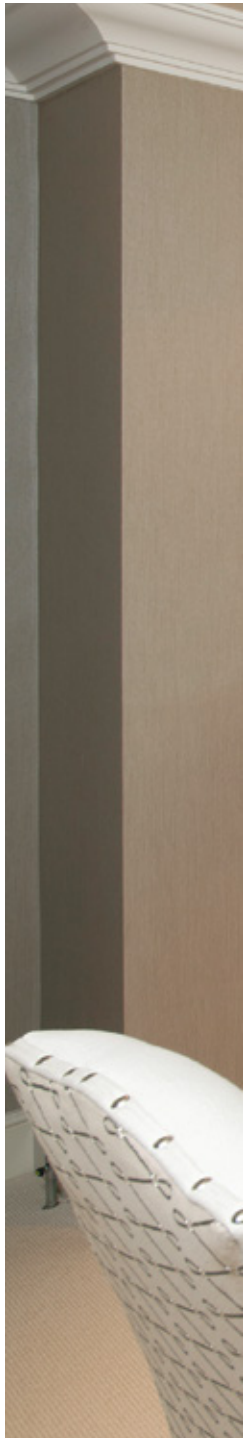
## Situation/Location

Barnfold House is located in an elevated position on the outskirts of Penshurst. Penshurst is a delightful village within the High Weald Area of Outstanding Natural Beauty. Penshurst is widely known for its medieval history connected to Penshurst Place, and has a village shop, tea room, doctors' surgery and a monthly Farmers market. Further there are two well renowned pubs, The Spotted Dog and The Bottle House that serve excellent food and are within walking distance. The village is also home to one of England's oldest cricket pitches. More extensive shopping facilities and amenities can be found in the nearby towns of Tunbridge Wells, Tonbridge and Sevenoaks.

The area has excellent road and rail links from M25, A21 and A26 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Mainline rail services to London Bridge operate from Ashurst Station (3.3 miles). Nearby Hildenborough Station (5.6 miles) provides main line service with regular trains to London Charing Cross and Cannon Street.

There are numerous good schools in the area including Penshurst, Fordcombe and Chiddingstone primary schools. Tonbridge and Tunbridge Wells grammar schools. Holmewood House in Langton Green. Sevenoaks Preparatory, Sevenoaks School and New Beacon Preparatory are also nearby in Sevenoaks.

Sporting and recreational interests in the area are well served with horse racing at Lingfield Park, golf at Hever Castle and Nizels. Sailing and Fishing are also available nearby; sailing at Bough Beech Reservoir and fishing at Chipstead Lakes. There is an abundance of country walks, cycling and riding to be had in the surrounding area including within Penshurst Place, Hever Castle, Titsey Estate and Winston Churchill's home Chartwell, which are all a short drive away.









## Barnfold

Barnfold is an idyllic country home, believed to date back to the 1930's with later extensions. The house has been refurbished and modernised to a high standard by the current owners, ideal for modern family living. The accommodation extends to over 5,000 sq.ft. arranged over three floors, the space is well balanced between formal and informal living. The rooms feature impressive fire places, exposed beams and leadlight windows. The principle reception rooms comprise a dining room with french doors to the rear terrace, double aspect drawing room and the orangery, all of which enjoy views out to the rear of the property. Also, on the ground floor is the snug and media room.

The large Edmonson designed open plan kitchen/ breakfast room is well equipped with a central work island and fitted Gaggenau appliances. The kitchen is filled with light with two sets of french doors leading out to the rear garden terrace and the Orangery which creates wonderful additional living space. Situated next to the kitchen is the utility room and boiler room.

Oriented to benefit from the southern far-reaching views the first floor has excellent bedroom accommodation, with a generous-sized triple aspect principal bedroom suite, complete with vaulted beamed ceiling, bathroom and dressing room, with views over the garden. There are three further bedrooms with contemporary en suites. There are two further bedrooms and a family bathroom on the first floor. On the second floor is an attic conversion bedroom with en suite bathroom.

In addition to the main house there is a detached two-storey building currently used as an office on the ground floor and studio on the first floor, ideal for those working from home. The space is flexible and could be used for a number of uses.







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

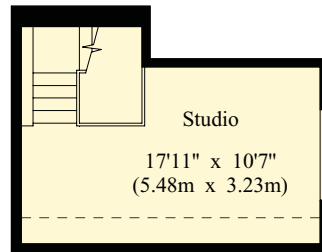
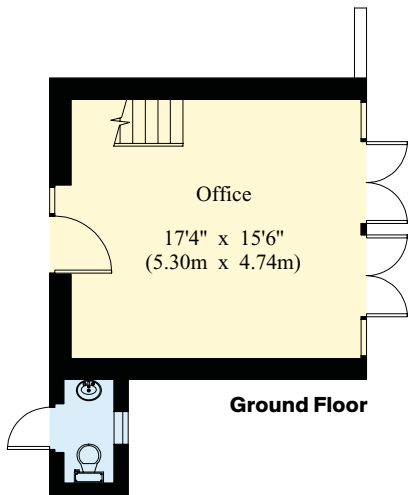
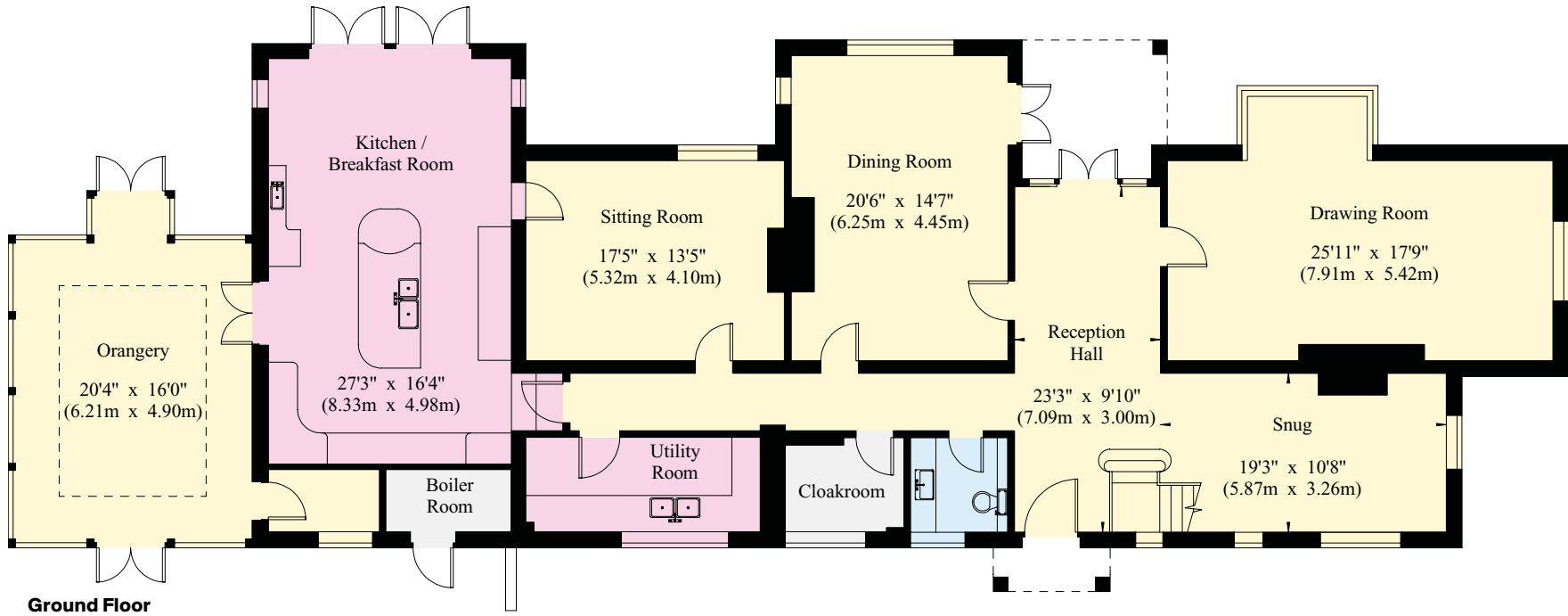
**Approximate Gross Internal Floor Area: House: 510.6 sq.m (5495 sq.ft.)**

**Office / Studio: 471 sq.m (506 sq.ft.)**

**Garages: 72.9 sq.m (784 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.

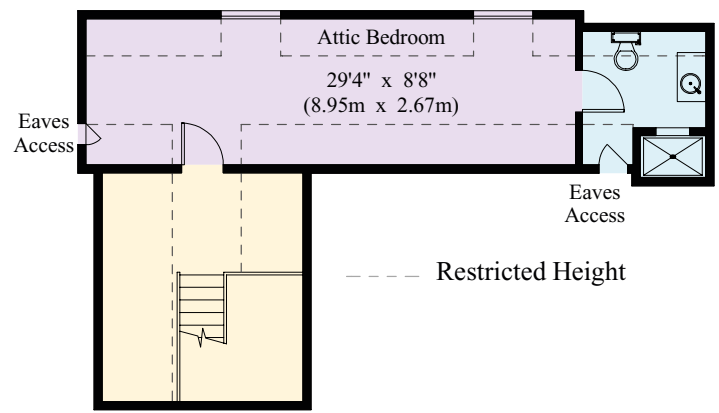
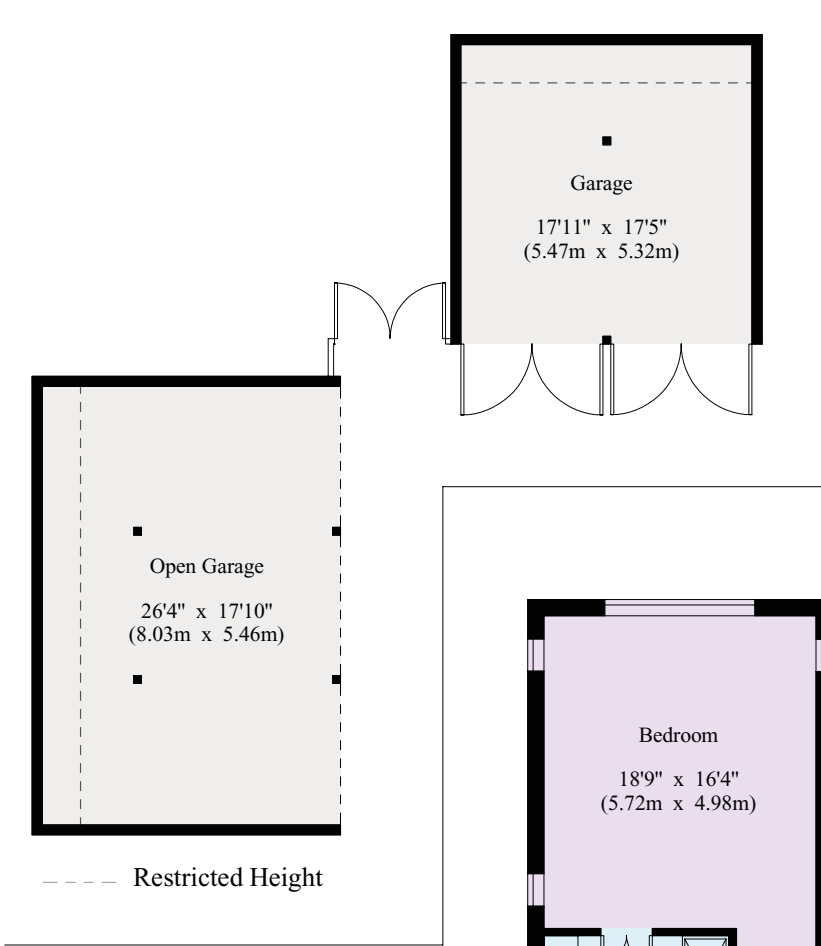


**First Floor**

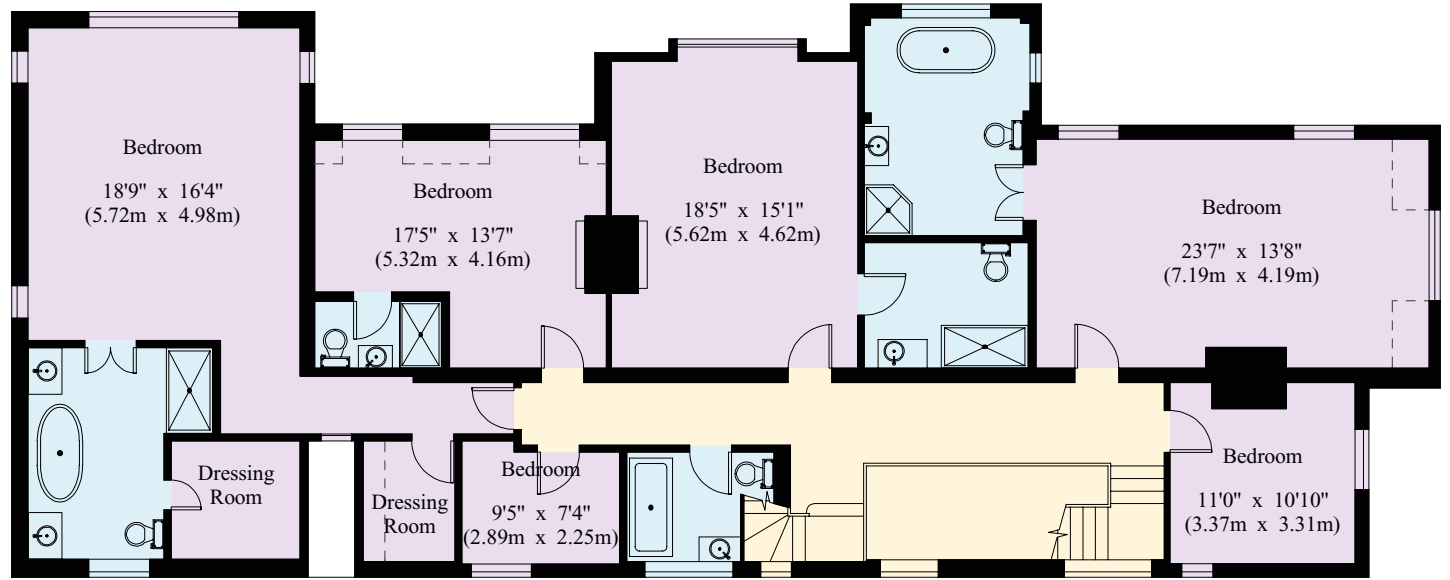
----- Restricted height







**Second Floor**



**First Floor**





## Gardens and Grounds

The immaculate gardens and grounds complement the house extremely well. Barnfold is approached via an impressive gated gravel carriage driveway that leads to the front of the house with a large lawn, parking area and Roundwood of Mayfield triple bay open garage and double enclosed garage, both with power and lighting.

Wrapping around the house is a paved terrace that connects the garden to the house and provides an excellent setting for al fresco dining enjoying the stunning uninterrupted southern views over the Medway Valley. From the terrace steps lead down through the planted beds to the glorious gardens and grounds with specimen trees, rose beds, a kitchen garden and Victorian style greenhouse.

Beyond the formal gardens is a paddock which is separated by parkland railings and stretches down to the river bank, providing both frontage and fishing rights on the River Medway. There is also an area of woodland. In all the gardens and grounds extend to approximately 6.34 acres.

## Services

Oil fired central heating. Mains electricity and water. Private cesspit drainage.

## EPC rating

C







## Local authority

Sevenoaks District Council Telephone: 01732 227000

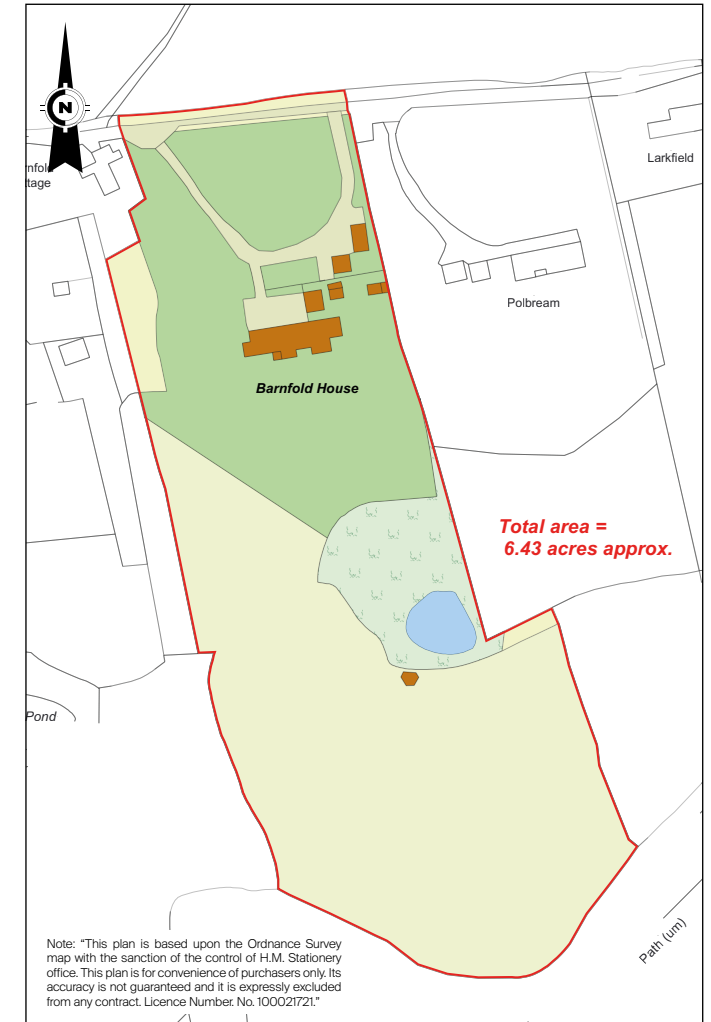
## Directions

From the M25, head south on the A21. After about 4.5 miles exit at the Sevenoaks/Hildenborough junction and take the 2nd exit on the roundabout onto the B245, signposted Hildenborough. After about 1.5 miles, after Mill Garage, turn right (signposted Leigh/Penshurst). At the end of the road turn right and proceed through Leigh village before forking left towards Penshurst. In Penshurst village turn right along the High Street. Continue out of the village on this road for about 1.4 miles. At a sharp right-hand bend, turn left into a private lane and the drive to Barnfold House will be found after a short distance on the right-hand side.



## Viewings

Strictly by appointment only with the sole selling agent Knight Frank LLP.



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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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