



CHARMING COUNTRY HOUSE WITH A SEPARATE ONE BEDROOM COTTAGE

HITHERFIELD FARM,
BRASTED LANE, KNOCKHOLT, KENT TN14 7PJ

savills



SET IN SECLUDED GROUNDS OF ABOUT 2.4 ACRES

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KNOCKHOLT, KENT TN14 7PJ

3 reception rooms ♦ kitchen/breakfast room ♦ utility room, 2
cloakrooms ♦ master bedroom with en suite ♦ 4 further
bedrooms (2 en suite) ♦ bathroom ♦ 1 bed cottage ♦ studio
♦ swimming pool & tennis court ♦ gardens ♦ EPC rating = F

Situation

- Hitherfield is situated within secluded established gardens on the edge of the popular village of Knockholt and enjoys extensive southerly views.
- Comprehensive Shopping: Sevenoaks (7 miles), Orpington (7 miles) & Bromley (10 miles).
- Mainline rail services: Sevenoaks or Orpington to Charing Cross/Cannon Street. Knockholt or Chelsfield stations also offer a service to Cannon Street/Charing Cross.
- Primary Schools: Knockholt, Brasted, Cudham.
- Grammar/State Schools: Tonbridge & Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Sporting Facilities: Various local Golf clubs. Knockholt Cricket Club. Sevenoaks sports and leisure centre. Hockey, Football and Rugby in the Vine area of Sevenoaks.
- The M25 can be accessed at junctions 4 or 5 linking to other motorway networks and Gatwick and Heathrow Airports.

Description

Hitherfield is a distinctive Tudor-style country house set in the middle of its own established gardens and grounds and enjoying far reaching southerly views. The property benefits from a separate cottage, a heated swimming pool and a tennis court. Hitherfield has many character features including oak internal thumb latch doors and architraves, oak framed lattice and lead light windows with oak sills, some oak ceiling and wall timbers, and stone, wood and tiled flooring to the ground floor. The gardens provide a high degree of privacy and the total plot amounts to about 2.4 acres.

- The principal reception rooms which together with the entrance hall provide excellent areas for formal entertaining. The drawing room is double aspect with a bay window to the side and the rear window has an oak window seat. There is an attractive brick fireplace with a stone hearth, and an arched door provides access to the rear terrace. The triple aspect dining room also has a fireplace, wood flooring and an attractive outlook over the gardens.



- The family room is double aspect with direct access to the rear garden and together with the adjoining kitchen/breakfast room provides an excellent informal living space.
- The kitchen/breakfast room is fitted with a comprehensive range of wall and base cupboards including basket drawers, plate and wine racks with a matching island unit providing a breakfast bar. Appliances include two oven oil fired Aga, Bosch oven, induction hob and extractor fan, microwave, dishwasher, fridge and freezer.
- A larger cupboard, utility room, with direct access to outside, and two cloakrooms complete the ground floor.
- A oak staircase rises to the first floor galleried landing with an outlook to the front and leads to a useful study area with outlook over the rear garden.
- The master bedroom is double aspect with a bay window to the side and served by a stylish en suite bathroom with roll top, claw and ball bath, W.C., basin and separate shower cubicle.
- There are four further bedrooms, all with an attractive outlook over the gardens. Two are served by well appointed en suite shower rooms. A family bathroom completes the first floor.

The Cottage and Outbuildings

- The cottage is attached to the garaging and comprises a sitting room with brick fireplace and glazed doors to the side garden, a kitchen with a range of units, electric cooker and fireplace, a bedroom and a bathroom.
- The garage comprises a tandem and single garage to one side. Power and light connected.
- To the rear of the garage is a log store and adjoining studio.

Gardens

- The house is approached over a long tree lined drive with electric gates, and leads under a charming gatehouse joining the house to the cottage. The drive continues to the turning circle with an area of lawn and a weeping oak with clipped yew trees and a variety of flowering shrubs to the side of the house. To the rear of the house are two paved terraces both providing excellent areas for al fresco entertaining. The garden is predominantly laid to lawn with many shrubs and trees providing a high degree of privacy. To the far end is a fence enclosed pond with aquatic planting.
- There is a further area of garden by the cottage with rose beds and lawns.
- The swimming pool is enclosed by evergreen hedging and has an attractive summer house and pool house. The hard tennis court is adjacent to the gymnasium.

Agent Note: The photographs date from 2013 and 2017.

Directions

From Sevenoaks proceed along the London Road through Dunton Green and continue to the roundabout. Take the second turning onto Star Hill and continue to the top of the hill where it becomes Old London Road then bear left onto Harrow Road. On reaching Knockholt Pound turn left onto Main Road which leads toward Knockholt, then turn left onto Brasted Lane. Continue along this road for about half a mile where Hitherfield will be found on the right hand side.

Viewing:

Strictly by appointment with Savills

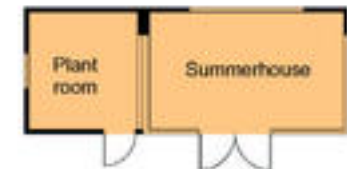
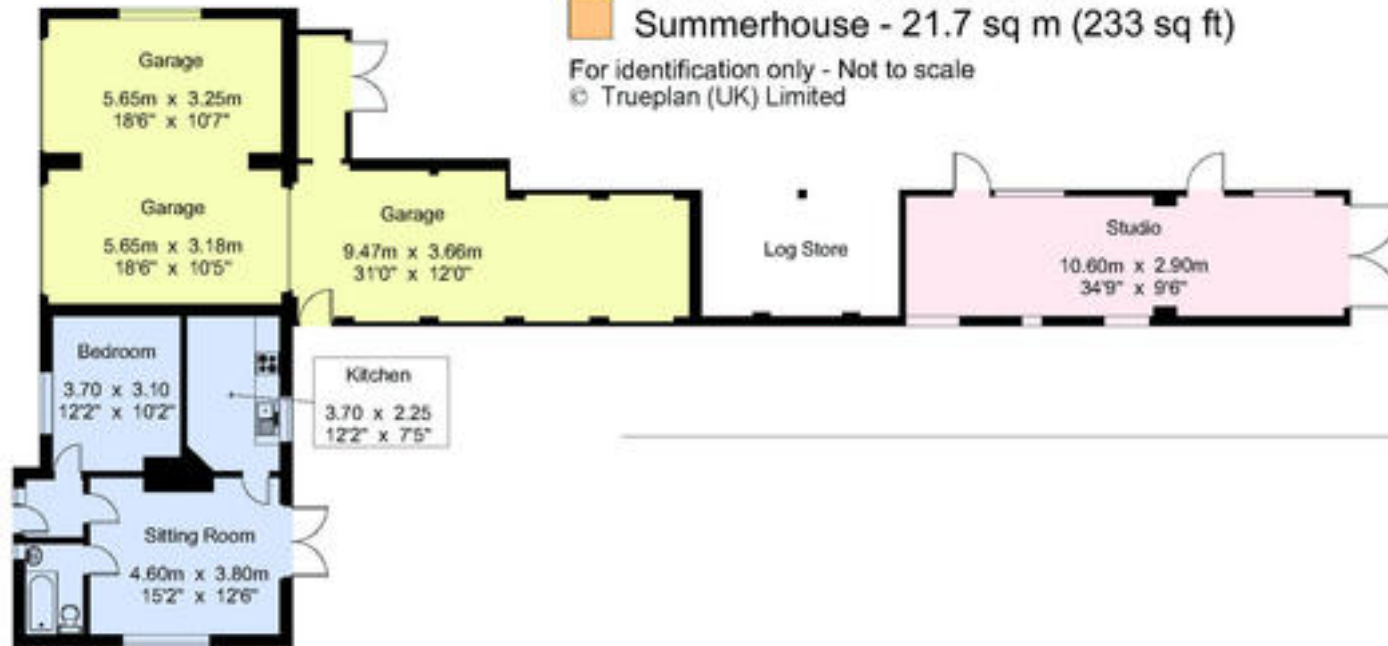


Hitherfield Farm, Knockholt

Gross internal area (approx.)

- Cottage - 46.6 sq m (501 sq ft)
- Garage - 77.5 sq m (834 sq ft)
- Studio - 30.7 sq m (330 sq ft)
- Summerhouse - 21.7 sq m (233 sq ft)

For identification only - Not to scale
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Hitherfield Farm, Knockholt

Gross internal area (approx.)

House - 308.4 sq m (3319 sq ft)

For identification only - Not to scale

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	26	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		