



OLD TIMBERS AND THE OWL HOUSE

CHAINHURST

Lambert and Foster are delighted to bring to market this handsome 17th Century unlisted 7 bedroom detached family home set within its 7.5 acres (tbv), benefiting from a recent overhaul including all new heating systems and roof. The property is set over three floors spanning just under 4,000 sq.ft. as well as a detached 2 bedroom annexe, an indoor swimming pool complex with plunge pool, sauna and gymnasium and extensive garaging, all set down a private road surrounded by fields.

Guide Price £2,000,000-£2,200,000

FREEHOLD





OLD TIMBERS AND THE OWL HOUSE

DAIRY LANE | MARDEN | TONBRIDGE | KENT | TN12 9ST

- An imposing seven bedroom detached home
- Set within approximately 7.5 acres
- Comprising three garages, a detached two bedroom annexe, an indoor swimming pool and gym complex
- The house and annexe are presented in very good order with major works carried out in recent years
- Situated in an idyllic secluded location down a private road surrounded by fields
- The land comprises immaculately manicured lawns, fish ponds, a paddock and an orchard

VIEWING: By appointment only.

Paddock Wood Office: 01892 832325.

TENURE: Freehold

SERVICES & UTILITIES:

Electricity supply: Mains. **Water supply:** Mains.

Sewerage: Private drainage services connected but not tested. **Heating:** Gas fired central heating via LPG overground gas tanks (3 tanks servicing house, annexe and swimming pool).

BROADBAND: Available as Standard and Ultrafast broadband. **MOBILE COVERAGE:** EE good outdoor. (Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

LOCAL AUTHORITY: Maidstone Borough Council.

COUNCIL TAX: Band H and Band B (The Owl House). **EPC:** Old Timbers: D (67) The Owl House: D (64).

COVENANTS: None known.

FLOOD & EROSION RISK: **Property flood history:** None. **Rivers and the sea:** Very low risk. **Surface Water:** Very low risk. **Reservoirs:** None. **Groundwater:** None.

(Visit flood-map-for-planning.service.gov.uk or enquire with the office for more information).

PHYSICAL CHARACTERISTICS:



The main House is full of charm with an abundance of character throughout. The Accommodation consist of a grand reception Hall, drawing room with fireplace, dining room with log burning stove, double aspect office, a recently fitted kitchen with a triple aspect. Utility and cloakroom to complete the ground floor. To the first floor there is master bedroom with dressing area, ensuite bath and shower room and balcony overlooking the garden, three further bedrooms, one with ensuite w.c. and one with ensuite bathroom, there is also a family shower room. A staircase leads to the second floor where there are three bedrooms, one with ensuite w.c. and access to the attic. Outside the driveway leads to a courtyard surrounded by the house, annexe, pool complex and garaging. The cottage comprises a sitting/dining room, conservatory, kitchen and attached garage on the ground floor with two double bedrooms and a shower room on the first floor. The pool complex consists of a swimming pool with Jacuzzi, a gym, shower and sauna. All sitting in approximate 7.5 acres of gardens, paddock, orchard, terrace, and ponds. The gardens are laid to lawn interspersed with shrubs, plants and a variety of young and mature trees.

PARTICULARS, PLANS AND SCHEDULES: The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

MONEY LAUNDERING REGULATION: In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.

For identification purposes only. The position and size of doors, windows, appliances and other features are approximate only.

Old Timbers

House - Gross Internal Area : 366.2 sq.m (3941 sq.ft.)



Old Timbers

Annexe - Gross Internal Area : 118.8 sq.m (1278 sq.ft.)
Pool Complex - Gross Internal Area : 129.3 sq.m (1391 sq.ft.)
Garages - Gross Internal Area : 60.5 sq.m (651 sq.ft.)
Garden Store - Gross Internal Area : 13.3 sq.m (143 sq.ft.)



OFFICES LOCATED AT:

PADDOCK WOOD, KENT
Tel. 01892 832 325
77 Commercial Road,
Paddock Wood, Kent TN12 6DS

WADHURST, EAST SUSSEX
Tel. 01435 873 999
Helix House, High Street
Wadhurst, East Sussex TN5 6AA

HYTHE, KENT
Tel. 01303 814 444
Hillhurst Farm, Stone St,
Westenhanger, Hythe CT21 4HU

CRANBROOK, KENT
Tel. 01580 712 888
Weald Office, 39 High Street
Cranbrook, Kent TN17 3DN

PROPERTY PROFESSIONALS FOR 125 YEARS



RICS

arla | propertymark

naea | propertymark



**Lambert
& Foster**