



**THE OLD COACH HOUSE**, WELLERS TOWN ROAD,  
CHIDDINGSTONE HOATH, KENT TN8 7BH



**Lambert  
& Foster**



## THE OLD COACH HOUSE, WELLERS TOWN ROAD, CHIDDINGSTONE HOATH, KENT TN8 7BH

Offered to the market with no onward chain, an exciting opportunity to modernise an attractive, unlisted detached Coach House, with contemporary ground floor extensions designed to enhance the stunning unrivalled outlook. Situated in a sought after location along a private farm drive within the village of Chiddingstone Hoath. Offered with high quality farm building and pasture and woodland extending to about 18.95 acres/7.66 ha.

**GUIDE PRICE: £1,300,000**



### SITUATION

The Old Coach House is located in the most idyllic spot off a private lane close to the village of Chiddingstone within the High Weald National Landscape and the Metropolitan Green Belt. It has a favoured address close to the historic villages of Penshurst, Hever and Chiddingstone and yet only about 50 minutes' commute to London Bridge. A number of footpaths and bridle paths are on the doorstep giving direct access to some stunning countryside. A number of very well-known country pubs are within walking/rambling distance of the house, including The Rock Inn and The Castle Inn. Tunbridge Wells is approximately 7 miles away for excellent shopping facilities and schools, including grammar schools in Tunbridge Wells, Tonbridge and Sevenoaks and Chiddingstone Primary School – rated 'Outstanding' by Ofsted - is less than 3 miles away.



### ACCESS

The Old Coach House is positioned off a private farm drive just off Wellers Town Road and is approached via a five-bar gate leading to a parking area, barn and grounds. The property is both accessible and away from main roads.

### DIRECTIONS

The postcode to the property is TN8 7BH. Using the What3Words app, the entrance to the property can be found at [///harp.flute.lazy](http://harp.flute.lazy).





## DESCRIPTION

The Old Coach House was built by the Hever Estate and was originally called Little Watstock, before it was bought and renamed The Old Coach House in the 1980s. This traditional brick and tile house has been thoughtfully extended with more modern additions but with scope for further updating.

The existing accommodation is arranged over three floors. The ground floor entrance hall, which includes a cloakroom, leads on one side through to the well-equipped kitchen where you will find an Everhot Range Cooker and a range of wall and base units with walk in pantry.

Accessed from the kitchen are the utility room and store, continuing through the kitchen to the contemporary garden room with floor to ceiling windows and bi-fold doors allowing unrivalled views over the gardens and farmland. Further ground floor accommodation comprises dining room, family room with woodburning stove, both with views onto the central courtyard, the family room leads to the second modern extension currently used as a delightful sitting room with triple aspect views over the outside space and fitted with woodburning stove.

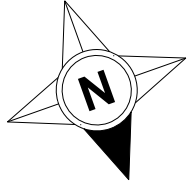
A well-appointed library and study complete the ground floor. Stairs from the entrance hall lead to a first floor landing with three bedrooms, and a family bathroom. There is a second bathroom further along the landing with separate WC and shower cubicle. A second flight of stairs leads to an attic room currently used as an occasional bedroom with velux windows and ample eaves storage.

The ground floor has some lovely features with a mix of solid wood flooring, quarry tiled entrance hall and kitchen and stone tiles to the modern extensions.



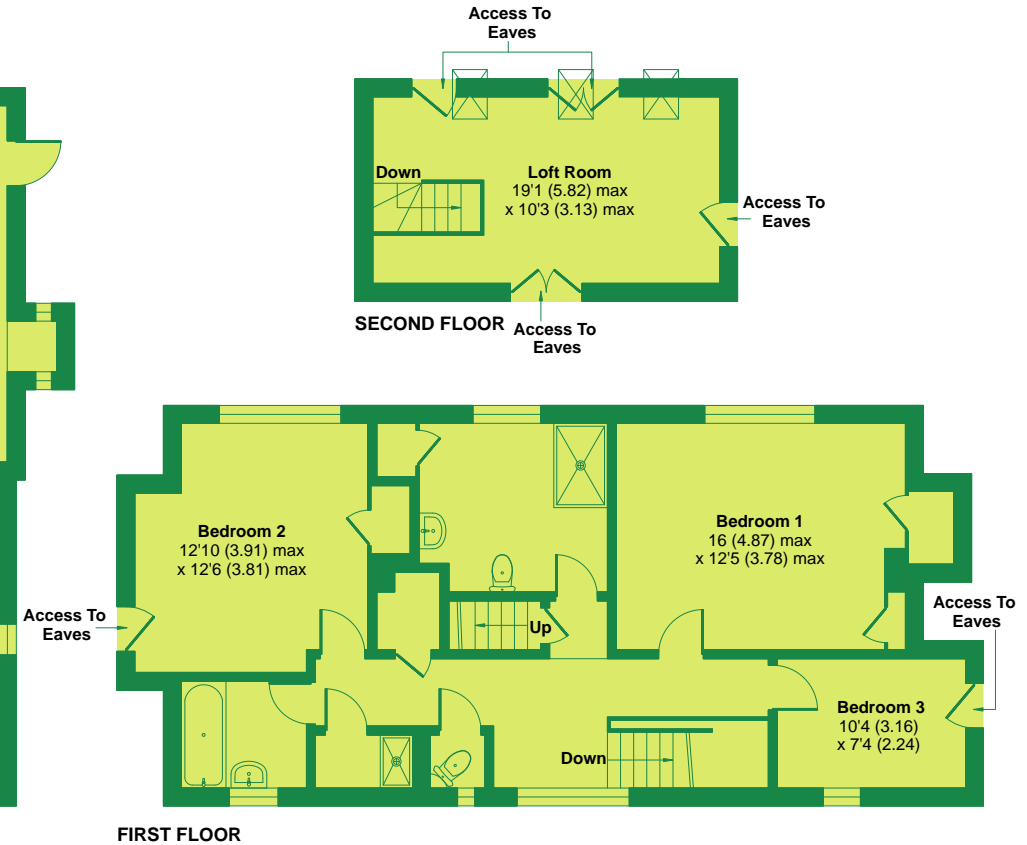


# The Old Coach House, Wellers Town Road, Chiddingstone, Edenbridge, TN8 7BH



Approximate Area = 2789 sq ft / 259.1 sq m

For identification only - Not to scale







## **GARDENS AND GROUNDS**

The gardens and land at The Old Coach House extend in all to some 18.95 acres (7.66 hectares), with the farmhouse commanding southerly views over the gardens and farmland. The immediate surroundings to the house comprise of well-established gardens, with an area of vegetable garden and more formal planting to the front of the property. The gardens are defined with mature shrubs and trees, with the farmland comprising gently sloping grassland (approx 15.31 acres) in a very pretty valley dissected by a stream, the fields divided by mature woodland shaws (approx 3.64 acres) some of which border the property providing additional privacy to the site.

## **THE BARN**

Accessed from the farmhouse drive is a detached timber framed agricultural barn (13 x 7m) built to an excellent specification with two roller shutter doors for access at either end, and a concrete floor. Both electricity and water are connected.

## **DESIGNATIONS**

Chiddingstone Hoath is a designated Conservation Area (designated 1993, extended 2007) located within the Sevenoaks District of Kent. It lies entirely within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty (AONB), and a Special Landscape Area.



**WHAT 3 WORDS:** Using the What3Words app, the entrance to the property can be found at [///harp.flute.lazy](https://www.what3words.com/?q=///harp.flute.lazy).

**PLANNING:** Please see Data Pack which is available on request.

**BROADBAND AND MOBILE COVERAGE:** Visit <https://checker.ofcom.org.uk/en-gb/broadband-coverage> or enquire with the office for more information).

**COUNCIL TAX:** The Old Coach House is included in Band G

**EPC RATING:**

**METHOD OF SALE:** The Old Coach House is offered for sale by Private Treaty. The selling agents may set a date for Best and Final Offers and interested parties are advised to register interest, to be kept updated on the sale process.

**SERVICES:** Mains water and electricity with private foul water drainage. Oil fired central heating.

**SEWERAGE:** Private drainage.

**TENURE:** The property is offered for sale freehold with immediate vacant possession. There is no forward chain

**VIEWING:** Strictly by appointment only. Please contact the selling agents Paddock Wood office, with enquiries directed to Alan Mummery or Antonia Mattinson on 01892 832 325, option 3.

[alan.mummery@lambertandfoster.co.uk](mailto:alan.mummery@lambertandfoster.co.uk)  
[antonia.mattinson@lambertandfoster.co.uk](mailto:antonia.mattinson@lambertandfoster.co.uk)

**DATA PACK:** A pack containing floor plans, commercial EPC, HM Land Registry Office copy entries and plans and planning history is available on request.

**LOCAL AUTHORITY:** Sevenoaks Council, Argyle Road, Sevenoaks, Kent TN13 1HG

**NOTE:** The adjacent studio, a detached two bedroom barn conversion is also available For Sale by sep negotiation.

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated therein, 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 and prospective purchasers must satisfy themselves as to the information contained therein.

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