A superb Grade II listed country residence with separate Grade II listed threshing barn and further ancillary accommodation, set within elegant formal gardens and grounds


Master Suite, Guest Bedroom with En Suite W.C., 4 further Bedrooms, 2 Bathrooms, Wet Room, Store Room

Self-Contained 3 Bedroom Cottage

Threshing Barn: Barn, 2 Garages, Workshop, Gym, Storeroom, Wine Store, Plant Room

Tennis Court, Swimming Pool, Greenhouse

Part Walled Formal Gardens, Grounds, Fields and Paddocks

In Total Approximately 15.5 Acres
The Poult House is an impressive Grade II listed country residence of style and character dating from the mid 17th century with later additions. The property has been the subject of meticulous refurbishment and modernisation by the present owners, who have subtly incorporated period and modern features. The house provides well proportioned and presented accommodation arranged over three floors with features including oak floorboards, York stone floors, ceiling timbers, column radiators and attractive fireplaces. Also of note is the stylish 3 bedroom cottage and an impressive Grade II listed barn with garaging and storage. Complementing the house are the established part walled formal gardens which provide a wonderful backdrop, and within the garden is a vegetable garden with a Victorian style greenhouse by Alitex, swimming pool, tennis court and two large ponds. The remaining land comprises two fields and in total, the area amounts to approximately 15.5 acres.

- The front door leads to a reception hall with access to a boot room and cloakroom, and the inner hall has stairs rising to the first floor, a storage cupboard and under stairs cupboard.
- The principal reception rooms provide well proportioned and elegant areas ideal for formal entertaining. The drawing room is double aspect with two sets of French doors leading to the side terrace. The dining room links to the drawing room and also has French doors to the terrace and a shelved cupboard. Both rooms have inglenook fireplaces, the drawing room is larger with seating either side of the fireplace.
- The sitting room has an outlook over the garden and a fireplace with a Jotul Woodburning stove with marble surround and bespoke oak window shutters. The study has an outlook to the front, and a range of fitted office furniture.
- The impressive kitchen/breakfast/family room is a wonderful area for modern family living, and has a charming outlook over the side and rear gardens. There is a range of bespoke units with granite working surfaces incorporating a double butler Sink. A solid walnut island unit by
Mark Wilkinson, incorporating a raised glass breakfast bar and granite work surfaces and wine fridge. Appliances include a 4 oven oil fired Aga and separate electric Aga companion, dishwasher, fridge/freezer and an additional wine fridge. This room has under floor heating. Bifold doors open to an orangery with lantern roof by Vale Garden Houses which has two sets of double doors leading out to the rear terrace. This room has underfloor heating. Adjoining the kitchen is the utility room with space for appliances, storage cupboards and a butler sink. There is also access to a larder and a rear lobby leading to outside.

- Located on the first floor is the generous master suite. The bedroom has exposed oak floorboards and views over the gardens, a dressing room and a stylish en suite bathroom by Catchpole and Rye with a nickel bath, separate shower and his and hers vanity units.
- The guest bedroom has exposed oak floorboards and is double aspect with an en suite W.C.
- There are three further bedrooms, two with part vaulted ceilings and the third bedroom has an attractive fireplace.
- Completing the first floor is a modern and stylish fully tiled wet room and a more traditional bathroom with attractive slipper bath.
- Arranged over the second floor is a charming bedroom with a skylight window and two angled windows to the side, built-in wardrobe and a well-appointed bathroom. There is also a store room with exposed ceiling rafters.

**Situation**

- The Poult House is located in a picturesque rural setting and enjoys views across its own grounds and surrounding countryside.
- **Local Shopping:** Hadlow (1.5 mile) with shops catering for everyday needs including a primary school, post office, doctors surgery, library and agricultural college.
- **Comprehensive Shopping:** Tonbridge (3 miles) provides supermarkets and other high street retailers as well as a multitude of Pubs and Restaurants. Tunbridge Wells (9 miles) and Bluewater Shopping Centre in Dartford.
- **Mainline Rail Services:** Hildenborough station (5.9 miles) Tonbridge mainline station (3.6 miles) to London Bridge/Charing Cross.
- **Primary Schools:** Hadlow & Tonbridge.
- **Secondary Schools:** Judd Boys Grammar in Tonbridge, Tonbridge Girls Grammar in Tonbridge and Weald of Kent Girls Grammar School.
- **Private Schools:** The Preparatory Schools at Somerhill. Hilden Oaks and Hilden Grange in Tonbridge. Tonbridge and Sevenoaks Public Schools.
- **Leisure Facilities:** Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor swimming pools, the Angel Leisure Centre and a range of sporting clubs.
- **Motorway Links:** The A21 can be accessed at Hildenborough which gives access to the M25, other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.
- **Agent Note:** The first part of the drive has a right of way for the neighbouring property to access their property.
The Poult House, Hadlow
Gross internal area (approx.)

For identification only - Not to scale
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Garage
4.84 x 4.78
15'10" x 15'8"

Workshop
4.96 x 4.69
16'3" x 15'4"

Barn
12.57 x 5.90
41'3" x 19'4"

Gym
4.87 x 3.24
15'11" x 10'7"

Wine store

Plant room

Kitchen / Dining room
7.26 x 4.46
23'9" x 14'7"

Bedroom
4.27 x 3.68
14'0" x 12'1"

Bedroom
3.73 x 2.90
12'2" x 9'6"

Bedroom
3.73 x 2.58
12'2" x 8'5"

Sitting room
5.56 x 4.02
18'3" x 13'2"

Store room

Garage
5.99 x 4.64
19'8" x 15'2"

Outbuilding - 211.0 sq m (2271 sq ft)
Cottage - 110.5 sq m (1189 sq ft)
Poult House Cottage

- Completely renovated less than five years ago, the sitting room is triple aspect with views over the gardens and fields and a brick fireplace with a wood burning stove.
- The kitchen/dining room is fitted with a comprehensive range of wall and base units with granite work surfaces incorporating a sink and appliances include a Neff oven, induction hob, washing machine, dishwasher, fridge freezer and wine fridge. There are double doors opening to the gravel courtyard. The corridors and kitchen all have underfloor heating.
- There are three bedrooms all with wardrobes, and a modern shower room and separate bathroom, both with underfloor heating complete the accommodation.

The Barn

- This Grade II listed threshing barn comprises the main barn which is double height with striking exposed timbers, herringbone brickwork and double doors to the front and back.
- To either side is garaging, one has a workshop to the rear with a hatch to a first floor store, and the second has access to a wine store and plant room. There is an additional store room currently used as a log store and a gym with sprung wooden floor.

The Gardens and Grounds

- The house is approached over a long drive which leads to a pair of solid wooden gates which are electrically operated and lead to various gravelled parking areas, the barn, cottage and house.
- The formal gardens are part wall enclosed and surround the house, providing a wonderful backdrop. There are wide swaths of lawn interspersed with specimen trees, shrubs and well stocked herbaceous borders. Planted within the lawns are a number of knot gardens. There are attractive wrought iron arbours with climbing planting, creating shaded seating areas, brick paths lead around the gardens and wrought iron and solid oak gates link to other areas including the tennis court, swimming pool and the vegetable garden, which has a number of raised beds and a Victorian style greenhouse. The swimming pool area is completely enclosed by an attractive high brick wall with a paved surround.
- The remaining land comprises less formal lawns, with two ponds with aquatic planting and two paddocks and a field. There is a tennis pavilion and a further barn to the rear providing additional storage. The total area amounts to about 15.5 acres, with the pasture land about 9 acres.
Directions
From junction 5 of the M25 with the A21, turn off onto the A25 heading east through Sevenoaks and Seal. After passing the Crown Point, turn right signposted Ivy Hatch and continue through the village, and at the ‘T’ junction, turn right onto the A227. Continue through the village of Shipbourne towards Tonbridge, and upon reaching a sharp right hand bend, turn left into Highham Lane and Ashes Lane will be found after a short distance on the left. Proceed down Ashes Lane for half a mile and the driveway for The Poulth House will be found on the right. Continue to the very end of this drive where the private gates will be found.

General Remarks
Services: Oil fired central heating and water via radiators. Under floor heating in the kitchen/breakfast room, orangery, master bathroom and wet room. Mains water and electricity, private drainage, alarm and CCTV

Outgoings:
Tonbridge and Malling Borough Council – 01732 844522.
Tax band “G” rates for 2017/2018 - £2,774.44.

Viewing
Strictly by appointment with Savills on 01732 789700.

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