

## AN ATTRACTIVE & SPACIOUS CONVERTED BARN SET WITHIN LANDSCAPED GARDENS

THE NEW BARN  
HEVER LANE, HEVER, KENT, TN8 7ET

savills



## WITH FAR REACHING COUNTRYSIDE VIEWS ON THE EDGE OF THIS POPULAR VILLAGE

### THE NEW BARN HEVER LANE, HEVER, KENT, TN8 7ET

4 reception rooms ♦ kitchen/breakfast room ♦ 2 cloakrooms  
♦ master bedroom with en suite ♦ 3 further bedrooms ♦ family  
bathroom ♦ established gardens ♦ triple garage ♦ about 1.2  
acres ♦ EPC rating = D

#### Situation

The New Barn is located on the edge of the historic village of Hever, famous for its castle with its historical connections with Anne Boleyn, second wife of King Henry the VIII. The property also offers good access to the local town of Edenbridge with a Waitrose, and further afield, Sevenoaks, Tunbridge Wells, Tonbridge, Oxted and East Grinstead. There are many picturesque country walks, village pubs and local leisure.

- Comprehensive Shopping: Edenbridge – approx. 3 miles, East Grinstead – approx. 9 miles, Tunbridge Wells – approx. 10.8 miles & Sevenoaks – approx. 10.5 miles.
- Mainline Rail Services: Hever (approx. 0.5 miles) and Edenbridge stations (approx. 3.2 miles) have a fast service to London Bridge/Victoria. Hildenborough (approx. 8.6 miles) and Sevenoaks (approx. 10.6 miles) stations have fast services to Cannon St/Charing Cross/London Bridge.
- Primary Schools: Hever, Penshurst, Chiddingstone and Fordcombe.
- Grammar and State Schools: Weald of Kent Girls, Tonbridge Girls Grammar and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys School in Tunbridge Wells. Bennett Memorial in Tunbridge Wells
- Private Schools: Holmewood House Preparatory School in Langton Green, The Preparatory Schools at Brambletye, Stoke Brunswick and Ashdown. Tonbridge and Sevenoaks Public.
- Sporting Facilities: Edenbridge Leisure Centre. Golf at Hever Castle Golf Club, Holtze and Sweetwoods in Cowden, Royal Ashdown courses (Forest Row), Piltdown, Paxhill Park and East Sussex National (Uckfield). Racing at Lingfield Park, Plumpton and Brighton. Sailing at Bough Beech.
- Communication: The A22 provides access to the M25 and thus London, the suburbs, south coast, Gatwick and Heathrow Airports and the Channel Tunnel.

#### Description

The New Barn is an attractive converted barn originally constructed in the 1980s and converted into a family home since. The spacious and versatile accommodation is well presented throughout, with attractive views over the gardens and beyond. Character features including high ceilings, exposed wall





and ceiling timbers, exposed brick walls, flagstone tiled flooring and thumb latch doors. The property was formerly owned by a landscape gardener so the gardens and grounds are planted with a wide variety of trees, shrubs and flowers providing year round interest.

- The principal reception rooms provide excellent areas for both formal and informal living. The drawing room has a glazed door to the front garden with full height windows and a wood burning stove. The drawing room extends to the orangery which is a fabulous space with a vaulted ceiling, double doors and wonderful views over the garden and beyond. The elegant dining room has an outlook and a door to the front garden.
- The study has wonderful far reaching views to the north.
- The generous triple aspect kitchen/breakfast room is fitted with a comprehensive range of wall and base units with work surfaces incorporating a butler sink and a separate dresser style cupboard with granite worktop. Appliances include a range style cooker with an extractor fan over and space for a dishwasher and fridge freezer.
- Completing this floor are two cloakrooms, a boot room and a cupboard with space and plumbing for a washing machine.
- There are two staircases rising to the first floor, one of which is a spiral staircase with a wrought iron hand rail. Both landings have hatches to the attic.
- The impressive master bedroom is double aspect with an apex window to the rear and double opening windows to the front. There are built-in wardrobes and shelved cupboards together with a feature roll top bath. The modern en suite shower room is well appointed and includes a double shower cubicle.
- There are three further bedrooms, two of which have fitted wardrobes.
- The stylish family bathroom has a shower over the bath and completes the accommodation.
- The house is approached via a brick block drive which continues over a stone bridge to the parking area and detached triple garage.
- The superb landscaped gardens and grounds feature a number of ponds, one of which has the stone vehicular bridge extending over it. Around the house are paved paths which extend to terraced areas interspersed with shrub beds. These terraces are well located and provide ideal areas for al fresco entertaining throughout the day, and to the rear enjoy views over the surrounding countryside. To the rear is a raised lawn with a natural pond and open farmland views with post and rail fencing to the boundary. The majority of the lawned gardens are located to the west with meandering paths through the established planting and ponds. One of these ponds has a decked jetty. Within the garden is an orchard with a greenhouse and implement store. The gardens are stocked with a wide variety of shrubs, trees and plants which provide year round interest and a high degree of privacy.

**Local Authority:**

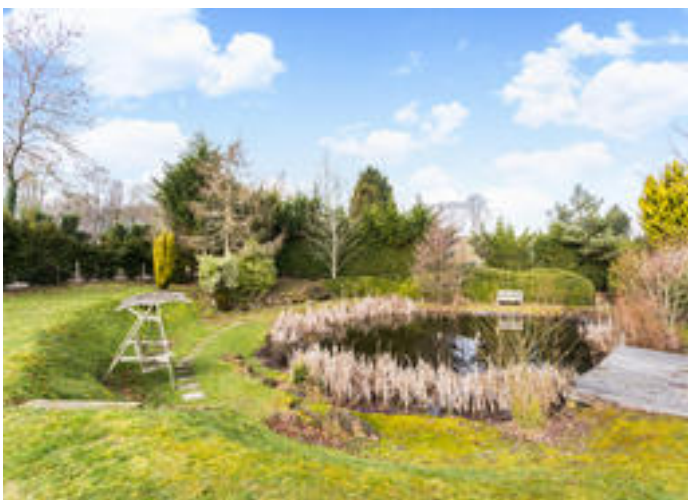
Sevenoaks District Council – 01732 227000

**Outgoings:**

Tax band 'E' rates for 2018/2019 £ £2,154.06

**Viewing:**

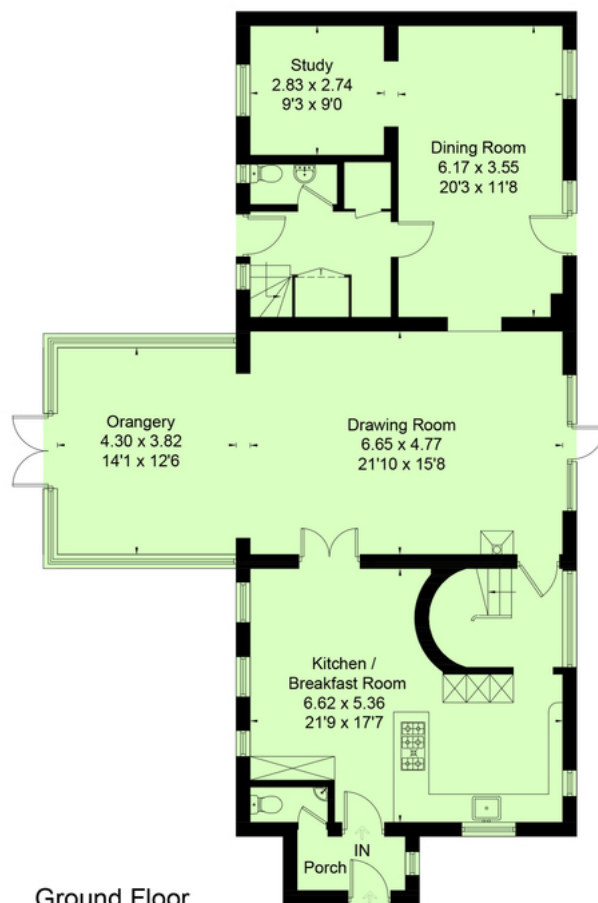
Strictly by appointment with Savills



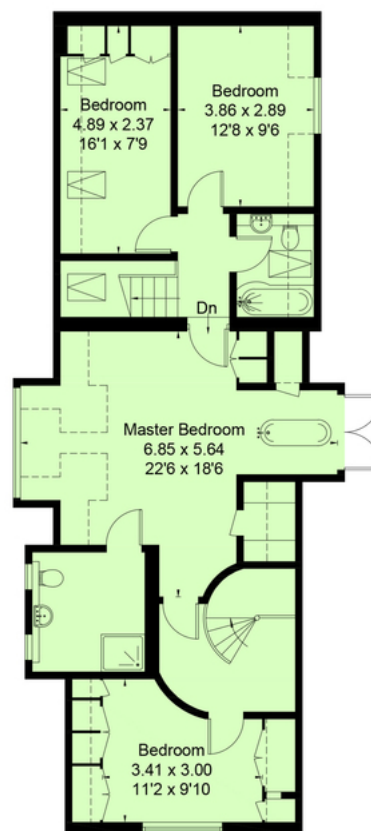
- House
- Garage

For identification only. Not to scale.  
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Approximate IPMS2 Floor Area = 212.9 sq m / 2292 sq ft  
Garage = 39.5 sq m / 425 sq ft  
Limited Use Area = 15.7 sq m / 169 sq ft  
Total = 268.1 sq m / 2886 sq ft

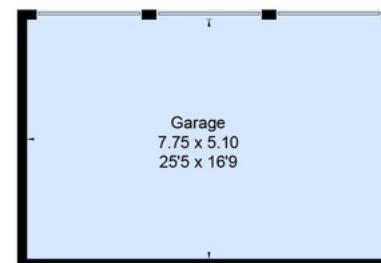


Ground Floor



First Floor

□ = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC