

Private and Confidential

## Skipreed

Oakenden Lane, Chiddingstone Hoath, Edenbridge, Kent TN8 7DE



*Superb Grade II listed country residence stylishly presented, set within gardens and undulating grounds in an idyllic rural location with far reaching views*

Impressive Grade II listed country residence  
Beautifully presented  
Versatile accommodation  
Established gardens and grounds  
Far reaching countryside views  
Hildenborough station approx. 7.3 miles

In Total Approaching 8.5 Acres

VIEWING Strictly by appointment with Savills on 01732 789700.

If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.



### **Description**

Skipreed is an impressive Grade II listed country residence which is beautifully presented throughout. Internally, the property subtly mixes character period features with modern stylish fittings and include a bespoke kitchen, modern bathroom suites, oak frame lead light windows, oak joinery, doors and wide floorboards, LED lighting, some under floor heating and column radiators. The property sits in an elevated position within established gardens and undulating grounds with far reaching countryside views to the east towards Penshurst Place. In total, the area amounts to about 8.5 acres.

- An attractive pitched porch leads to the oak front door and entrance hall with impressive vaulted ceiling and access to the stylish cloakroom.
- The principal reception rooms offer elegant and stylish entertaining areas and have views over the gardens and beyond. The drawing room features an impressive inglenook fireplace with bread oven and a door to the front garden. The dining room is double aspect with open studwork to the drawing room.
- The sitting room is also double aspect and has a brick fireplace with a wood burning stove, a storage cupboard and a door to the rear garden.
- The impressive kitchen/breakfast room has wonderful views over the gardens and adjoining countryside, with a vaulted ceiling with exposed beams and limestone flooring. There is a comprehensive range of bespoke wall and base units with granite work surfaces extending to provide a breakfast bar and incorporates a double butler sink. There are integral appliances including a 4 over electric Aga.
- The utility room provides additional storage cupboards, has an American drying cupboard and space for washing machine and tumble dryer.
- Accessed from a side hall is a useful home office with kitchenette and adjoining bathroom with roll top bath.
- The fifth bedroom is arranged on the ground floor and is double aspect with a part vaulted ceiling and double doors to a courtyard area.
- Arranged over the first floor is the principal suite which comprises a double aspect bedroom with far reaching views to the rear, an adjoining dressing room with a door opening to the charming minstrels gallery, and an en suite bathroom.
- The second bedroom on this floor is double aspect with a well appointed en suite bathroom.
- The second floor comprises two further double bedrooms, both with vaulted ceilings, wardrobes and en suite shower rooms. The larger of these rooms has superb far reaching views.
- The house is approached via an electrically operated wooden 5 bar gate over a gravel drive which provides ample parking and leads to the detached oak frame garage. This building comprises two garages with a pair of double doors and an adjoining room ideal for a gym. There is storage space set within the roof space.
- The attractive landscaped gardens are principally laid to lawn and surround the house. There is a flagstone path leading to the front door and to the rear where there is a terrace and further decked areas, all of which provide excellent areas for al fresco entertaining with views over the surrounding countryside. The gardens contain well stocked beds and borders filled with a variety of plants and flowers, with a rose arbour to the front. There is a natural spring fed pond within the garden which has an island and duck house and a second pond within an area of trees.
- There is a track which leads from the drive to the field which amounts to about 7 acres.

Agent Note: the photographs date from 2017.



#### **Situation**

- Skipreed is situated in a superb rural position down a no-through road in the hamlet of Chiddingstone Hoath, with its public house, in an Area of Outstanding Natural Beauty and Special Landscape. The National Trust village of Chiddingstone is within 2.7 miles and the historic village of Penshurst is within 2.9 miles, both have a primary school, public house, church and stately homes, Chiddingstone Castle and Penshurst Place. Chiddingstone Causeway (approximately 4.5 miles) also has a village shop/Post Office and public house.
- **Comprehensive Shopping:** Sevenoaks – 11 miles, Edenbridge – 5.5 miles, Tunbridge Wells – 7.6 miles, Bluewater Shopping Centre.
- **Mainline Rail Services:** Hildenborough (7.3 miles), Tonbridge (7.9 miles) and Sevenoaks (11.9 miles) to London Bridge/Charing Cross/Cannon Street from. Other services to London Bridge/Victoria from Edenbridge (6.6 miles) and Cowden (2.3 miles).
- **Primary Schools:** Chiddingstone and Penshurst.
- **Grammar 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.
- **Private Schools:** The Preparatory Schools at Brambletye, Stoke Brunswick and Ashdown. Holmewood House Preparatory School in Langton Green. Tonbridge and Sevenoaks Public Schools.
- **Entertainment and Sporting facilities:** There is a local cricket pitch and football club at Chiddingstone and Stonewall Park. Tennis Club at Chiddingstone. Footpaths and bridlepath in the area. Bough Beech reservoir for sailing and fishing. Knights Park in Tunbridge Wells with a multi-screen cinema complex, a bowling alley and health/fitness club. A wide choice of golf courses in the area including Hever, Tunbridge Wells and The Ashdown Forest.
- All distances are approximate.



#### **Directions:**

From Sevenoaks High Street, proceed South, turning right into Weald Road. Follow the road towards Weald village, and fork left at the Church. At the crossroads proceed straight across into Scabharbour Lane. Continue along this road until reaching Chiddingstone Causeway at a T junction and turn right. Proceed for approximately 0.5 of a mile and turn left signposted Chiddingstone. At the T-junction turn left at the Triangle Oast and proceed for approximately 2 miles past “The Rock” public house. Continue for approximately 0.3 of a mile to Chiddingstone Hoath village green. Turn left towards Penshurst/Tunbridge Wells, and Oakenden Lane (unmarked) will be found immediately on the left. Proceed down the lane where Skipreed will be found at the end.

#### **Services**

Dual fuel heating system – wood and oil, zoned central heating. Mains electricity and water. Economy 7. Wired with Cat6 cable. Private drainage. Garden lighting – Symphony system

#### **Outgoings**

Sevenoaks District Council – 01732 227000. Tax band ‘G’

#### **Important Notice**

Savills, their clients and any joint agents give notice that:

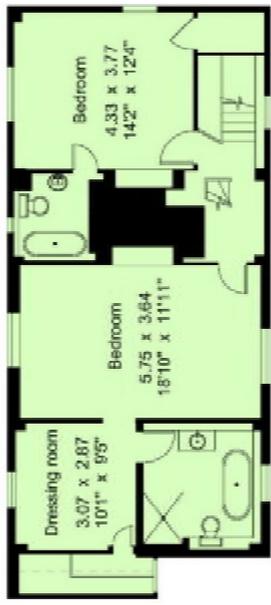
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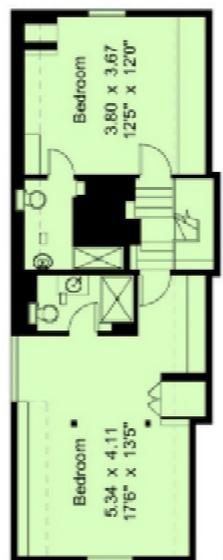
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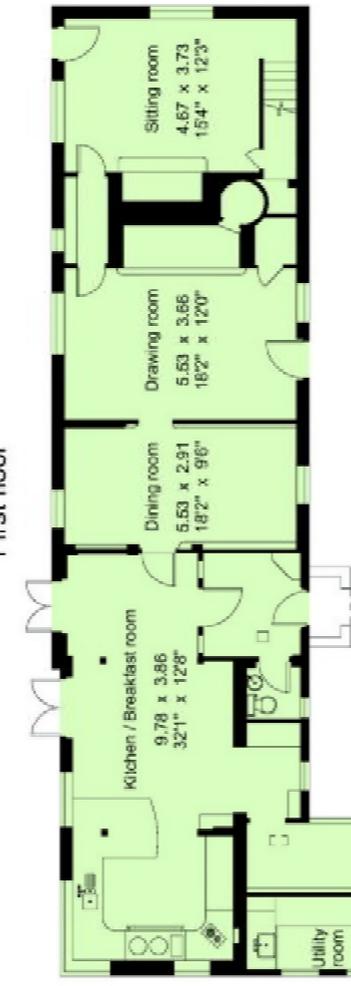




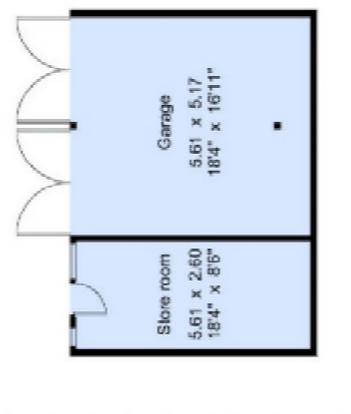
First floor



Second floor



Ground floor



### Skipreed, Chiddingstone Hoath

Gross internal area (approx.)

- House - 314.3 sq.m (3383 sq.ft.)
- Garage - 45.1 sq.m (485 sq.ft.)

For identification only - Not to scale  
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----- Restricted height