



Fell House, Hever Lane, Hever, Kent TN8 7ET
Guide Price: £2,500,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Impressive Detached Country Residence
- *Desirable Rural Location
- *Excellent Equestrian Facilities
- *Five Bedrooms
- *Four Receptions
- *Elegant Dual Aspect Sitting Room
- *Formal Dining Room
- *Country Kitchen/Breakfast Room with AGA
- *Family Room/Snug & Ground Floor Study
- *Main Bedroom Suite
- *Family Bathroom & Further Shower Room
- *Formal Gardens & Paddocks Extending to Approximately 22 Acres
- *Twin Stable Blocks, Tack Room & Grassed Sand School
- *Detached Double Garage & Open Agricultural Cart Barn
- *Lapsed Planning for Loft Conversion Ref: 13/030749/HOUSE

Description

A rare opportunity to own this impressive detached country residence with excellent equestrian facilities, set within its own private grounds providing unrivalled views over the Kent countryside, situated on the outskirts of Hever. Built in 1937 in the Arts & Crafts style this delightful property has been home to only two families during that period, offering well proportioned accommodation, ideal for relaxed family life or elegant formal entertaining.

Accommodation

- This delightful property is approached over a sweeping gravel driveway leading to an extensive gravel parking area, stables and a double garage. Pathways lead round to the front open entrance porch canopy with heavy oak front door opening to the welcoming reception hallway.
- Reception hallway with striking oak staircase rising and turning to the first floor, solid oak latch doors leading to principal ground floor rooms and quarry tiled flooring. Ground floor cloakroom and charming dual aspect study with bespoke fitted cabinets and book shelving, solid oak flooring and outlook over the gardens.
- To the left of the hallway are the principal reception rooms providing generous area for forming entertaining and relaxation, both enjoying focal brick fireplaces with Jet Master inserts and solid oak flooring. The bright dual aspect sitting room also enjoys original French doors opening the space to the terrace affording lovely views over the gardens and countryside.
- To the rear of the hallway a small lobby with access to an understairs storage cupboard leads to the family/games room with stable door to the driveway, bespoke oak cabinetry to one wall housing electrics and fuse board and secondary glazing.
- Country kitchen/breakfast room, a bright spacious room fitted with a comprehensive range of wooden bespoke wall cabinets and base units including a dresser, finished with smart granite work surfaces and under mounted sink. Focal oil fired twin AGA, AEG electric oven and hob with extractor over, integrated dishwasher and space for freestanding American style fridge/freezer. Travertine flooring and stable door leading to oak framed porch leading to the rear parking/stabling area.
- Striking central oak turned staircase, large picture window, wood panelled walls, galleried landing and bespoke oak latch doors provide access to all the principal bedrooms with utility cupboard providing space for washing machine and tumble dryer. Access to the part boarded loft with drop down ladder and light and fitted airing cupboard.
- Dual aspect main bedroom with delightful views over the gardens and valley to the North Downs bespoke fitted cupboard and drawers fitted to the chimney breast. Ensuite bathroom fitted with a white suite comprising enjoying panelled bath, twin sinks, walk in shower enclosure, bidet and close coupled toilet.
- There are four further double bedrooms, many enjoying dual aspects and glorious views over the gardens, grounds and countryside beyond, all with fitted cupboards, one having wall to wall wardrobes and guest bedroom with basin. A modern bathroom and shower room service these bedrooms and complete the first floor accommodation.



- Established south westerly two acre formal gardens provide a high degree of privacy in a stunning setting being principally laid to lawn interspersed with shrub/flower borders and mature trees. A terrace envelopes the property providing the ideal backdrop for summer entertaining, al fresco dining, glorious views and sunsets. The gardens also include an area of woodland with pond and spring planting and an orchard.
- Equestrian facilities include two stable blocks, lined with kick boards, power, light, auto sensor lighting and a tack room all with newly felted roofs. A double garage with up and over door, power, light, personal door and security sensor lighting. Open agricultural cart barn approached through separate gates over a secondary driveway leading to the paddocks. Sand school surrounded by high hedging currently seeded to grass with drainage in place enabling it to be resurfaced and disconnected floodlighting. Three stocked fenced paddocks, bordered by woodland, two with water connected complete this excellent proposition.
- Services & Points of Note: Mains water and electricity. Mains water pipe replaced in 2025. Oil fired central heating, Grant external boiler and 3,000 litre oil tank. Septic tank private drainage emptied annually.
- Council Tax: G – Sevenoaks District Council. Lapsed Planning Ref: 13/03749/HOUSE for loft conversion and insertion of one dormer window to front elevation and two on the rear elevation.
- EPC: E



Situation

Fell House is situated within the Metropolitan Green Belt and in an Area of Outstanding Natural Beauty with far reaching views over the surrounding countryside towards the North Downs in a delightful rural location, situated on Hever Lane on the outskirts of the historic and picturesque village of Hever, renowned for the Castle where Anne Boleyn and Catherine of Aragon resided with its magnificent gardens and lake. The village enjoys local amenities including King Henry VIII public house, church, primary school and railway station offering services to London Bridge and Hever Golf Club walkable from the property. The nearby town of Edenbridge offers shops and supermarkets including Waitrose, two mainline stations offering services to London Bridge/Victoria within 45 minutes and large leisure centre. Sevenoaks, Oxted, Tunbridge Wells and Tonbridge are all accessible and offer comprehensive shopping, educational, and recreational facilities with stations offering fast connections to London Cannon Street/Charing Cross. The area is well served by schools in the private and state sector with Primary schools nearby including Hever, Chiddingstone, Edenbridge and Four Elms as well as secondary and Grammar schools in Tonbridge, Tunbridge Wells and Sevenoaks and Preparatory schools including Holmewood House, Lingfield School and Hazlewood with Public Schools in Sevenoaks and Tonbridge. The surrounding countryside provides wonderful opportunities for riding, walking and cycling with both Penshurst Place and Chiddingstone Castle within easy reach, sailing at Bough Beech reservoir and racing at Lingfield. The M25 motorway can be accessed nearby at junctions 5 and 6, connecting to Gatwick and Heathrow Airports, the Channel Tunnel and Dover.



Viewing Strictly By Appointment

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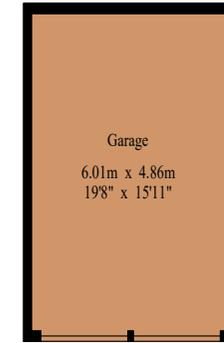
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Fell House

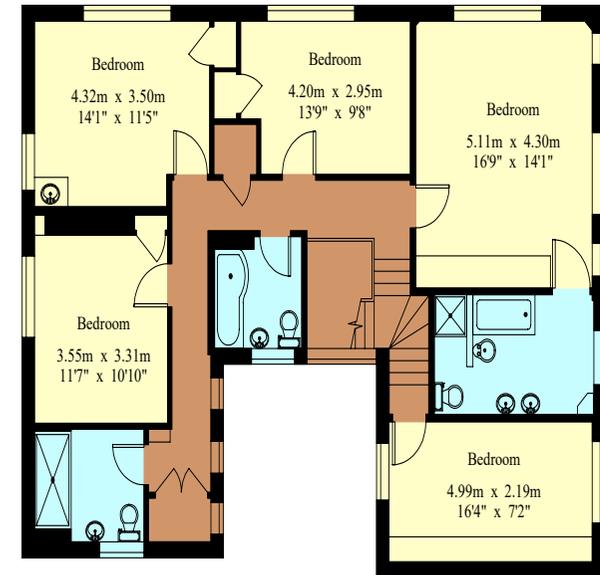
House - Gross Internal Area : 284.5 sq.m (3062 sq.ft.)

Garage - Gross Internal Area : 29.2 sq.m (314 sq.ft.)

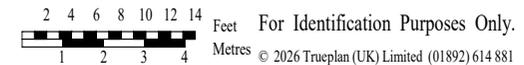
Outbuildings - Gross Internal Area : 318.7 sq.m (3430 sq.ft.)



Ground Floor



First Floor



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