



Polebrook Farm, Hever Road, Hever, Kent TN8 7NJ
Guide: £1,000,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Character Detached Country Cottage
- *Idyllic Semi-Rural Location
- *Close to the Sought After Village of Hever
- *Three Bedrooms
- *Sitting Room & Stove
- *Dining Room with Beamed Vaulted Ceiling
- *Study
- *Country Style Kitchen/breakfast Room
- *Ground Floor Cloakroom
- *Generous First Floor Bathroom
- *Gated Gravel Driveway
- *Delightful Cottage Garden
- *No Onward Chain

Description

An opportunity to acquire this attractive part tile hung three bedroom detached character cottage situated in an idyllic position on the semi-rural outskirts of this sought after village. This delightful village home offers generous proportions, offering scope for general updating and improvement and is being sold with the benefit of no onward chain.

Accommodation

- This delightful cottage is approached through wooden five bar gates onto a private gravel driveway offering ample off road parking with hedged boundary and paved courtyard leading to the front door. A wooden gate provides access to the side/terrace.
- Timber front door opening to the welcoming entrance hallway with latch doors leading to the principal reception rooms, wooden flooring and wall light points.
- A door from the hallway leads to the dual aspect sitting room, enjoying a central chimney breast with wood burning stove, wooden flooring, wall light points, stairs to the corner rising to the first floor and door to the study/playroom.
- Triple aspect study/playroom with timber flooring and attractive leaded light windows with lovely outlook over gardens.
- Bright triple aspect dining room with high vaulted beamed ceiling, focal brick chimneybreast with wood burning stove set on a stone hearth and wide plank timber flooring. French doors open out onto the rear terrace with lovely outlook over paddock, ideal for summer entertaining. Double wooden and glazed doors open to the kitchen.
- Country style kitchen/breakfast room fitted with a comprehensive range of cream wall mounted and tall cabinets and base units of cupboards and drawers and woodblock worktops. Sink under window with outlook over garden, Classic LPG Range oven and tiled splashback with extractor over. Space for appliances including dishwasher and washing machine. Central beam, timber flooring and inset lighting. Door to small quarry tiled lobby and ground floor cloakroom.
- First floor L-shaped landing with access to loft via hatch. Three double bedrooms, two enjoying a dual aspect with attractive leaded light windows and outlooks over the garden and countryside and laminate wood effect flooring.
- Completing the first floor accommodation is the generous bathroom fitted with a white suite comprising freestanding roll top bath, close coupled toilet and pedestal basin. Separate tiled shower cubicle with thermostatic shower and glazed screen, wooden flooring and inset lighting.



- Complementing the interior are the attractive cottage gardens, large Indian stone terrace with pergola and awning, ideal for al fresco dining and summer entertaining, accessed from the dining room. Picket fence and gate providing access to the rear with further terrace and dividing hedge with archway leading to the main area of garden laid to lawn with post and rail and mature tree/shrub borders and further seating area.
- Services & Points of Note: Mains water and electricity. Sewage treatment plant. Oil fired central heating, Grant boiler in external brick store and bunded oil tank. External power and lighting. Right of access across driveway.
- Council Tax: F – Sevenoaks District Council. EPC: E

Situation

Polebrook Farmhouse is situated in a delightful semi-rural location 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, golf course and railway station walkable from the property offering services to London Bridge. The nearby town of Edenbridge offers shops and supermarkets including Waitrose, two mainline stations offering services to London Bridge/Victoria within 45 minutes and a large leisure centre. Sevenoaks, Hildenborough, 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.



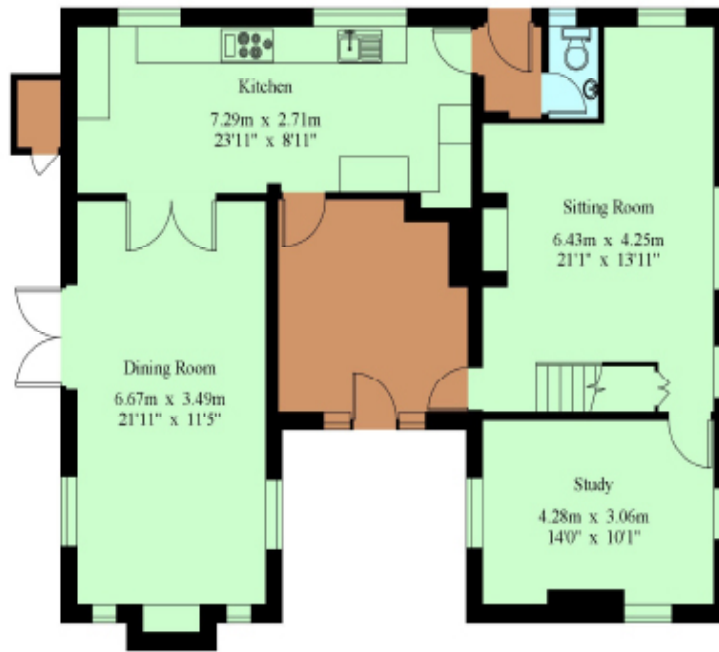
Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

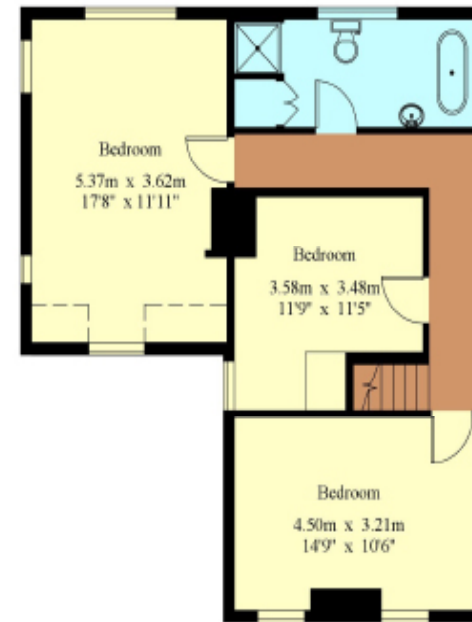
Polebrook Farm

House - Gross Internal Area : 166.7 sq.m (1794 sq.ft.)



Ground Floor

----- Restricted Height



First Floor



For Identification Purposes Only.

© 2026 Truaplan (UK) Limited (01802) 614 881

James Millard Independent Estate Agents, their clients and any joint agents give notice that: 1.They have no authority to make or give any representations or warranties in relation to the property. These particulars are given in good faith and are to be treated as a general guide only and do not constitute any part of an offer or a contract and must not be relied upon as statements or representations of fact. All statements contained in these particulars are made without any responsibility on the part of James Millard Independent Estate Agents or the vendor or lessor of this property. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. If any points are particularly relevant to your interest in the property please ask for further information. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. 3. It should not be assumed that any contents, furnishings, furniture etc photographed are included in the sale, nor that the property remains as displayed in the photographs. No assumptions should be made with regard to parts of the property that have not been photographed. 4. Prospective purchasers are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures and fittings or services where applicable. Whilst they may be mentioned in the particulars, they have not been tested by the Agents. J205

