



The Hollies, How Green Lane, Hever, Kent TN8 7NN  
Guide: £1,275,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Immaculate Detached Residence in Desirable Rural Location
- \*High Specification Finish Throughout \*Four Bedrooms
- \*Impressive Sitting Room \*Main Bedroom with Contemporary En-Suite
- \*Bespoke Kitchen/Dining Room \*Striking Family Bathroom
- \*Guest Bedroom with En-Suite
- \*Formal Gardens & Paddock Extending to Approximately 2.5 Acres
- \*Secure Gated Driveway & Parking for Multiple Vehicles
- \*Equestrian Potential with PP for Stable Block Ref: 22/01757/FUL

#### Description

An exceptional opportunity to own this immaculate detached barn style residence, set on a superb plot behind electric gates, located along an idyllic country lane on the outskirts of Hever with equestrian potential. Finished to a high specification, recently extended and professionally landscaped this delightful home offers luxurious and flexible modern living spaces, complemented by a picturesque outlook over the paddock, the perfect setting for relaxed family life or elegant entertaining.

#### Accommodation

- Entering into the bright and spacious entrance hallway, deep walk-in cupboard, grey limestone flooring flowing through to the kitchen having bank of utility storage units, one housing stacked washing machine and tumble dryer. Door to modern cloakroom.
- Stunning bespoke kitchen fitted with a comprehensive range of stunning walnut veneered wall mounted cabinets and base units with contrasting quartz work surfaces and upstands and central waterfall island with white quartz countertop. Cabinets housing Fisher & Paykel American style plumbed fridge freezer and twin pull out larders, integrated Neff dishwasher, Bora induction hob with extractor, Miele electric oven, combination microwave/oven, undermounted Blanco sink with instant boiling water tap. Dual aspect space with vaulted ceilings and automated Velux skylights, grey tumbled limestone flooring and bifold doors opening to the:-
- Impressive sitting room extension with glorious outlook over the garden and grounds, serviced by large sliding doors. Central focal contemporary brick fireplace fitted with an automatically controlled electric log effect fire. Access to loft space via hatch, inset led downlights and door to bedroom suite.
- Beautiful bedroom suite with papered feature wall, fitted Hillary blinds and curtains and contemporary en-suite shower room comprising walk in shower enclosure, vanity basin and toilet.
- An inner hallway leads to the three further bedrooms and luxurious family bathroom. One dual aspect with sliding doors affording a lovely aspect over the enclosed courtyard, fitted wardrobes and indulgent en-suite shower room comprising walk in shower, floating toilet, twin basins, finished with limestone tiling.
- Second enjoying a vaulted ceiling with automated Velux skylights, fitted wardrobes and door providing access to large walk-in wardrobe. Third, also having a vaulted ceiling and fitted wardrobes, currently utilised as a study.
- Luxurious family bathroom fitted with a white suite comprising walk in shower with bespoke glazed screen and drench head, freestanding Corroero bath, wall mounted marble basin and concealed cistern toilet. White tumbled limestone wall and floor tiling, backlit mirror and mood lighting, vaulted ceiling and skylight. Door to plant room housing Worcester boiler, Megaflo cylinder and fuse boards.





- The property is approached through walled electric gates leading to a parking area, walled iron gates lead to a further hardstanding with gravel driveway, with stock and post and rail fencing borders. Five bar gate leading to the paddock with connected utilities in place for stabling required. Attractive formal garden and landscaping comprising Indian stone terracing with steps to lawn and lovely enclosed inner courtyard seating area.
- Services & Points of Note: Mains electricity and water. Private drainage system. LPG central heating zoned underfloor heating with individual thermostats. Solar panels and battery storage. CCTV and alarm system. Automated external lighting. Hard wired Sky connection. Bunded diesel tank. Extension completed in 2024.
- Council Tax: F – Sevenoaks District Council. EPC: D
- Planning Ref: 22/01757/FUL - Erection of stable building to comprise two stables, a tractor/hay store, tack room and feed store. Agents Note: Existing garage does not have planning permission.

**Situation**

The property is situated in a delightful rural location, situated on How Green 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

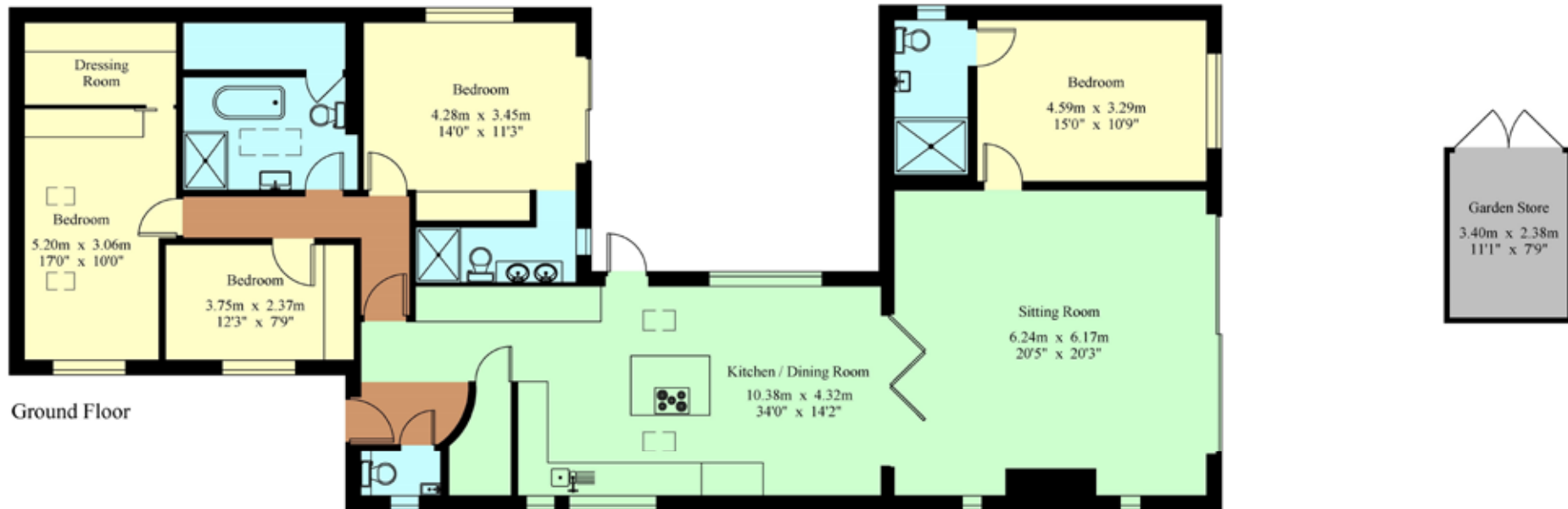
01732 834835

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

# The Hollies

**Bungalow - Gross Internal Area : 179.3 sq.m (1929 sq.ft.)**

**Garden Store - Gross Internal Area : 8.0 sq.m (86 sq.ft.)**



For Identification Purposes Only.

© 2025 Trueplan (UK) Limited (01892) 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

