

Great Hayesden Farmhouse, Lower Haysden Lane, Tonbridge





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Beautiful 6-Bedroom Farmhouse With Substantial Grounds And Tennis Court

Accommodation Summary

- Detached house
- 6-bedrooms and 3 bathrooms
- Kitchen/dining room and walk in pantry
 - Utility room
 - Drawing room
- Family/Sitting room
 - Study
 - Cellar
- Outbuildings, garage and carriage driveway
- Gardens and paddocks of approximately 3.67 acres with tennis court



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Originally dating from the 17th Century, this wonderful house has been loved by the same family for nearly three decades.

Sitting peacefully around 2 miles south west of Tonbridge and within easy reach of its mainline station and first-class schooling, this home enjoys a picturesque outlook with unspoilt far-reaching views over farmland and open countryside.

It is nestled in approximately 3.67 acres of land with formal gardens, paddocks, a kitchen garden, orchards and even a tennis court. It also benefits from having the Haysden Country Park and Local Nature Reserve on its doorstep.

Fronting the property is a circular gravel driveway flanked by gardens and trees with a pretty central lawned area with stocked flower beds.

A garage with parking to the front sits to the left of the property, with three outbuildings to the right of the house, perfect for storage or ripe for conversion.

Its combination of red brick, hung tiles and leaded windows stretches skywards with its double gabled roof points.

A canopied porch welcomes you into the spacious hallway, with a further informal entrance door next to the kitchen, for family use. Space for coats and shoes and a walk in pantry, occupying one end of the hallway, which leads through the house linking the rooms and offering rear garden access at the back.

The country style kitchen/dining room with an aga and an electric companion, double aspect windows which flood the room with light, has plenty of space for a large table and chairs for family meals.

Next door, the generous drawing room is the heart of the home with two brick enclosed fireplaces, in one of which is a wood burning stove, adding character and warmth in the colder months. It is a very social space with ample room for large family sofas for relaxing and entertaining.

Across the hallway is the family room with its own fireplace and large window, drawing in light and garden views.

Behind is the utility room with cloakroom facilities and access to the cellar.

To the front and next to the entrance door is the much needed generous home office.

Climbing the stairs to the first floor there are six bedrooms, all brimming with character and glorious views. Three bathrooms and a separate cloakroom complete the floor.

Outside the gardens are a visual delight with open farmland to the rear delivering picturesque unobstructed views. At the back of the house is a paved terrace with wisteria clad pergola, perfect for alfresco dining and relaxing in the southerly sun. The lawns are well tended and there is a beautiful mix of fruit trees, mature stocked beds and perimeter hedging and shrubbery. A kitchen garden sits on one side of the house with a mixed fruit tree orchard, further vegetable bed, soft fruit cages, paddocks and a tennis court to the other.

With open countryside on its doorstep and being a stone's throw from easy access to the M25, fast rail connections to central London and first-class schools, it is the perfect home for families with professional needs.

This substantial, beautifully proportioned family home is in an enviable location. It also offers a dream project to create your own vision and add value in the future. A must see!



Canopied porch with tiled flooring and wooden entrance door opening into:

Entrance Hall: additional front aspect door, front aspect double glazed windows, wooden flooring, rear aspect part glazed door with glazed top light opening into the rear garden, fitted cupboard, shelving, space for coats and shoes, exposed beams, radiators and doors opening into:

Pantry: rear aspect double glazed window, tiled flooring and shelving.

Kitchen/Dining Room: 15'11 x 17'4 front and rear aspect double glazed windows, rear aspect part glazed door opening into the garden, Aga oven, electric oven, space for fridge/freezer, space and plumbing for dishwasher, stainless steel double sink with mixer tap and two drainers, eye and base level cupboards, tiled splashback, linoleum flooring and radiator.

Drawing Room: 19'2 x 25'6 rear and side aspect double glazed windows, large brick enclosed fireplace with tiled hearth, wooden mantle and wood burning stove, second brick enclosed fireplace with tiled hearth and mantle, fitted wall shelving, exposed beams and radiators.

Family/Sitting Room: 14'7 x 15 rear aspect double glazed window, fitted alcove bookshelves, brick enclosed fireplace with tiled hearth and mantle and radiator.

Study: 14'7 x 10'6 front aspect double glazed window, fitted wall shelving and radiators.

Utility Room: 11'7 x 9'2 side aspect double glazed window, space and plumbing for appliances, wall hung wash hand basin, space for coats, space for additional appliances, radiator and door opening into:

Cloakroom: side aspect double glazed window and low level WC.

Cellar: 14'10 x 9'2 side aspect windows.

Stairs up to first floor landing with rear and side aspect double glazed windows, ceiling loft access hatch, fitted cupboard with hanging rail and shelf, exposed beams, radiator and doors opening into:

Bedroom 1: 15 x 15'1 rear aspect double glazed window, fitted double wardrobe with hanging rails and shelving and cupboards over, pedestal wash hand basin and radiator.

Bathroom: rear aspect double glazed window, pedestal wash hand basin, P shaped shower bath with mixer tap, wall mounted shower attachment, bevelled glass shower screen, part wooden flooring, part tiled walls, fitted cupboard with shelving and radiator and heated towel rail.

Bedroom 3: 12'7 x 12'1 rear aspect double glazed window, fitted wardrobe with hanging rail and shelf and radiator.

Bedroom 6: 10'9 x 9'3 side aspect double glazed window, pedestal wash hand basin, fitted cupboard with hanging rail and shelf and radiator.

Bedroom 2: 19'4 x 9'7 side aspect double glazed window and radiator.

Bedroom 4: 18'6 x 13'8 front aspect double glazed windows, rear aspect Velux window, eaves storage cupboards, exposed beams, some restricted head height and radiators.

Bedroom 5: 14'7 x 10'6 front aspect double glazed window, pedestal wash hand basin and radiator.

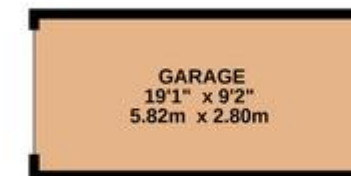
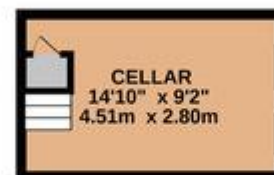
Bathroom: front aspect double glazed windows, low level WC, pedestal wash hand basin, freestanding claw foot roll top bath with mixer tap, fitted cupboard with shelving, fitted cupboard housing water cylinder, heated towel rail and radiator.

Cloakroom: front aspect double glazed window, low level WC, pedestal wash hand basin, part panelled walls, exposed brick wall, part wooden/part wooden effect flooring and radiator.





BASEMENT FLOOR



ENTRANCE FLOOR
517 sq ft. (48.0 sq.m.) approx.



TOTAL APPROX AREA EXCLUDING GARAGE & OUTBUILDINGS 325 SQ.M

TOTAL FLOOR AREA : 4015sq.ft. (373.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
36	53
England & Wales	
EU Directive 2002/91/EC	



Shower Room: front aspect double glazed window, pedestal wash hand basin, shower cubicle with wall mounted shower attachment, tile effect linoleum flooring and heated towel rail.

Outside: The house is approached via a gravelled in and out driveway with plenty of parking, a central circular lawned area with stocked flower beds and further lawned areas with mature planting and trees to either side. There is a single garage to the left with further parking to the front and an area of natural garden to the side. To the right of the driveway is an enclosed paddock that fronts the outbuildings with a lean to providing the perfect cover for firewood. The tennis court sits next to a mixed fruit tree orchard. There are three further paddocks. The rear south facing garden is laid mainly to lawn with a paved terrace with wooden pergola at the rear of the kitchen, making it perfect for alfresco dining. There is a kitchen garden on the far side with vegetable beds.

Garage: 19'1 x 9'2 front aspect up and over door and rear aspect window.

Tool Store: 9'1 x 7'2 front aspect door, side aspect window, lighting and electricity.

Store: 9'1 x 11'2 front aspect door, lighting and electricity.

Workshop: 10'6 x 16'10 side and front aspect windows, front aspect door, lighting and electricity.

General:

Tenure: Freehold / Local authority: Tunbridge Wells Borough Council
Council tax: Band G (£3,273.37) / EPC: F (36)

AREA INFORMATION: Tonbridge, Kent, on the River Medway, is 4 miles (6 km) north of Royal Tunbridge Wells, 8.6 miles (13.8 km) south of Sevenoaks, 12 miles (19 km) south west of Maidstone and 29 miles (47 km) south east of London. It is a picturesque town steeped in history with a 13th Century Castle and a wealth of shopping and recreational amenities and unrivalled schooling. With Haysden Country Park and Local Nature Reserve and open countryside on its doorstep it delivers nature in abundance to be enjoyed either cycling, walking or spotting wildlife. For recreational activities, there is the Tonbridge School gym, with its impressive facilities and indoor swimming pool and the Angel Sports Centre and the public swimming pool both based in the centre of Tonbridge. Nizels Golf & Country Club is a short drive away. There are many highly regarded primary schools in the area such as St Margaret Clitherow R C Primary School (Outstanding), Slade Primary School, Long Mead Community Primary School, Cage Green Primary School, Woodlands Junior and Infant Schools, Royal Rise Primary School (formerly St Stephen's Primary School), Bishop Chavasse Church of England Primary School and Sussex Road County Primary School. There are also independent preparatory schools such Hilden Oaks, Hilden Grange and The Schools at Somerhill. The highly sought-after secondary level Hugh Christie, Tonbridge Girls Grammar School, Weald of Kent Girls Grammar and Judd Grammar for boys are in Tonbridge whilst the renowned Tonbridge School forms the north end of the town with Sevenoaks Schools within easy reach. There are excellent transport links from Tonbridge mainline train station (1.9 miles/5 minute drive) which has two lines passing through, providing on average 34 trains a day to London Bridge in as little as 40 minute journeys. The nearby A21 links with the M25, other motorway networks, Gatwick and Heathrow Airports, and the Channel Tunnel Terminus.



