



Brittains Farm, Brittains Lane, Sevenoaks, Kent

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Brittains Farm, Brittains Lane, Sevenoaks, Kent TN13 2JW

A very rare opportunity to acquire a rural property in an idyllic, unique location. Brittains Farm, with its range of traditional barns and outbuildings, is cocooned within private gardens and grounds and is only 0.5 miles to Sevenoaks station. Its' nearly 3.4 acres is a wildlife haven - a slice of the countryside within the town.

Sevenoaks mainline station 0.25 mile, London Bridge in about 25 minutes, A21 1.5 miles
Hall | Pink sitting room | Blue sitting room
Reception hall | Dining room | Kitchen/breakfast room | Cloakroom | Utility room | Cellar | Store rooms | First floor - Principal bedroom suite
Guest bedroom suite | Study/bedroom 6
Second floor - 3 Further bedrooms | Bathroom
Detached barn | Haybarn/garage | Coach house
Stables/stores | Detached storehouse | About 3.4 acres

The property

The listed grade II farmhouse was built by Sir Thomas Farnaby in 1752. It is particularly attractive having elevations of mellowed stone, partially relieved by tile hanging under a pitched and hipped tiled roof. The house is in need of updating and modernisation.

The accommodation is mainly arranged over ground, first and second floors and is both light and well proportioned. There are good ceiling heights and charming period features including inglenooks, exposed timbers and an elegant staircase. The farmhouse kitchen/breakfast room has a flagstone floor, an inglenook fireplace with an adjacent bread oven. There are working surfaces with cupboards and drawers below. The four principal reception rooms are beautifully proportioned and are ideal for

entertaining. The cellar is principally divided into three chambers. The first and second floor bedrooms again are of an ample size, enjoying lovely views over the gardens and grounds. There are two en suite bedrooms on the first floor, and a smaller third bedroom, currently used as a study. There are three further bedrooms and a bathroom on the second floor.

The house and outbuildings measure over 10,000 sq ft.

Location

Brittains Farm is in a special location, hidden away yet close to the mainline station. Sevenoaks serves London Charing Cross/ Cannon Street in around 35 minutes (via London Bridge from 22 minutes).

Sevenoaks town centre is easily accessible, offering a good selection of independent and high street shops, cafes, restaurants, pubs and facilities including the Stag theatre/ cinema, library and sports centre. Golf clubs in Sevenoaks include Wildernesse and Knole Park, as well as Nizels Golf & Health club in Hildenborough. There is cricket at The Vine and several sports clubs in the Hollybush area including rugby, hockey and tennis. Knole Park is under a mile away and offers wonderful countryside walks through its 1000 acres deer park.

The town has an excellent selection of highly regarded schools including the renowned Sevenoaks School and Walthamstow Hall. Preparatory schools include New Beacon, Granville and Sevenoaks Preparatory School. In addition, there is Trinity School and the grammar annexes in Seal. There are grammar schools in nearby Tonbridge and Tunbridge Wells, easily reached by bus or train.













Outside

Brittains Farm is set behind a ragstone wall. Its 3.4 acres envelope the property and its grounds have become home to visiting wildlife. A small stream meanders through the garden, which is divided into several distinct areas, mostly laid to lawn and interspersed by shrubs and trees. There is a small amount of woodland. A walled garden contains a dilapidated swimming pool and there are other separate outside areas.

The farm buildings are characterful, many are listed. The large detached barn has 15th century origins. In addition there is a haybarn/garage, Coach house, stores/stables and a further detached storehouse.

Directions

From the mainline station continue north on the A224 London Road. After passing Little Waitrose at the garage take the second turning on the left - Braeside Avenue. At the end of the Avenue, turn left onto Brittains Lane. After a short distance Brittains Farm will be found on the right-hand side.

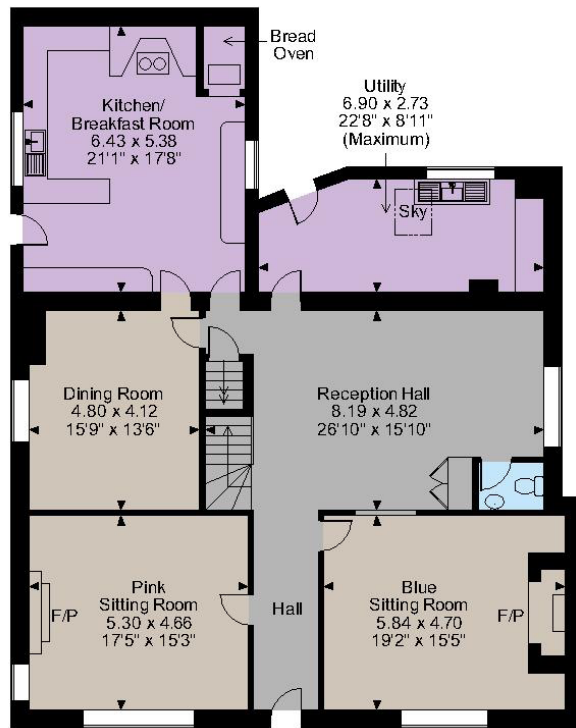
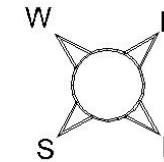




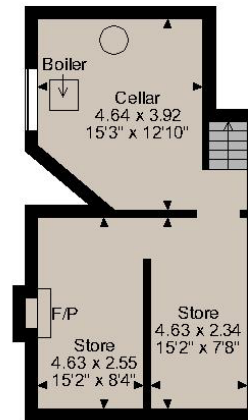




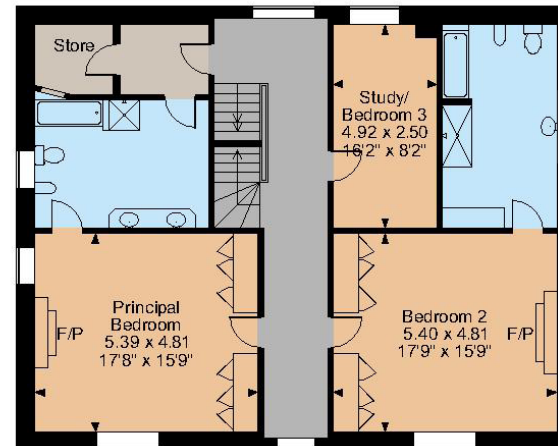
Brittains Farm, Brittains Lane, Sevenoaks
 Main House internal area 4,771 sq ft (443 sq m)



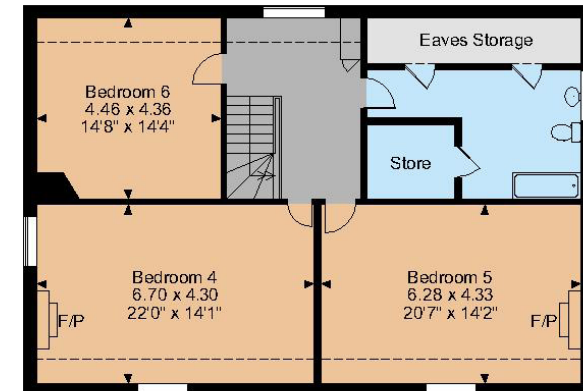
Ground Floor



Cellar



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Brittains Farm, Brittains Lane, Sevenoaks
 "Wavy" Barns, Garage & Workshop internal area 979 sq ft (91 sq m)
 Outbuildings internal area 4,583 sq ft (426 sq m)



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□□□□ Denotes restricted head height

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General

Local Authority: Sevenoaks District Council
Services: Mains water ,electricity and drainage.
 Gas heating.
Council Tax: Band H
Tenure: Freehold
Guide Price: £4,100,000

Sevenoaks

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Over 50 offices across England and Scotland,
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