

FAWKHAM MANOR FARM



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MANOR LANE | FAWKHAM | LONGFIELD | KENT | DA3 8ND

An outstanding executive country estate with exceptional facilities,
set in stunning grounds of about 30 acres with picturesque views

Main House

Entrance hall | Downstairs cloakroom | Office with separate W.C. | Cinema room | Drawing room
Dining room | Sitting room | Kitchen/breakfast room | Staff kitchen | Utility room | Downstairs shower room
Master suite | Four further en suite bedrooms
Staff en suite bedroom

Pool House

Two cloakrooms | Changing room | Sauna | Wetroom shower | Utility room
Games room with bar | Kitchenette

Gardens and Grounds

Landscaped gardens | Woodland | Fields | Swimming pool | Pond | Garden sheds | Tree House
Double garage with bike showroom, workshop, kitchenette and W.C. | Gated sweeping driveway

Courtyard

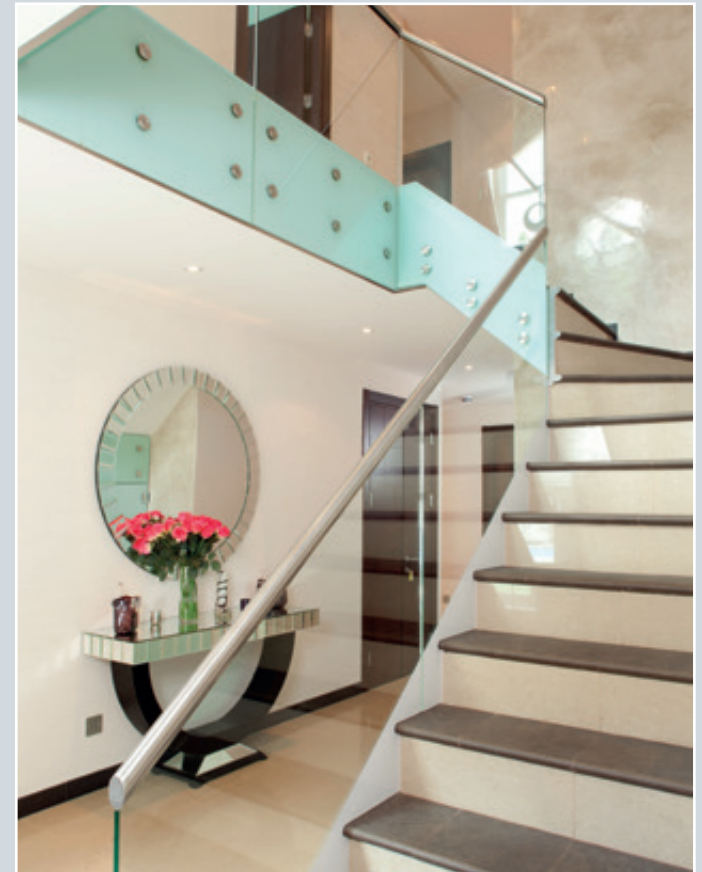
Offices with his and hers cloakrooms and kitchenette | Gym with W.C. | Studio with W.C. | Triple garage

Cottage

Sitting room | Kitchen/breakfast room | Bathroom | Bedroom



These particulars are only as a guide and must not be relied on as a statement of fact. Your attention is drawn to the Important Notice on the last page of text.



DESCRIPTION

Fawkham Manor Farm is an impressive country estate, finished in 2010 to an exceptionally high standard of quality and design. It is evident that every detail has been meticulously planned, combining a luxurious private family home with exceptional and versatile facilities, nestled amidst formal landscaped gardens, open pasture and woodland, making this a very special and unique home.









- Equipped with state of the art technology including Cat 5 cabling, A-BUS multi-room audio system. Lutron lighting. CCTV security system.
- The front entrance welcomes you into a striking hall featuring an octagonal galleried landing with a roof sky light. The entrance hall creates a free flowing link between the reception rooms, including office, cinema room, drawing room, dining room and family room.
- The elegant and triple aspect drawing room combines space and light, with double doors accessing both the dining room and main rear garden, lending itself perfectly for formal entertaining. The room features a recessed remote controlled electric fire and a neatly positioned drinks area, fitted with wall and base units with a sink and space for a wine fridge.
- The hub of the home is the sensational kitchen/breakfast room,

which interacts with the more informal sitting room. The kitchen has been meticulously designed, and fitted with a beautiful bespoke range of wall and base units, extending into a breakfast bar and central island unit. There are two Corian sinks, one of which features a Quooker instant hot water tap. A range of Gaggenau integrated appliances include a hob, twin oven, twin warming drawers, fridge/freezer, coffee machine and dishwasher. Double doors open to the main rear garden.

- The adjoining staff kitchen offers the luxury of restaurant appliances.
- The adjacent utility room with fitted wall and base units with space for two washing machines and two tumble dryers. Bi-fold door to main rear garden.
- Access is provided to the private staff accommodation, comprising a substantial double bedroom and bathroom.

- The grand master suite spans the entire side façade of the house, with views over the landscaped garden and grounds of the property. The entrance door gives access to the lounge which in turn leads to the sleeping area. The luxurious dressing room is fitted with a range of bespoke furniture and features double doors opening to a Juliet balcony overlooking the rear gardens. The accompanying en suite bathroom is beautifully appointed. Together this suite combines indulgence, comfort and luxury.
- There are four further double bedrooms to the first floor, each with their own beautifully appointed bathroom.



Fawkham Manor

Gross internal area (approx.)

House: 603.7 m² (6,498 ft²)

Garage: 105.8 m² (1,138 ft²)

For identification purposes only - Not to scale



Ground Floor



First Floor

Gross internal area (approx.)

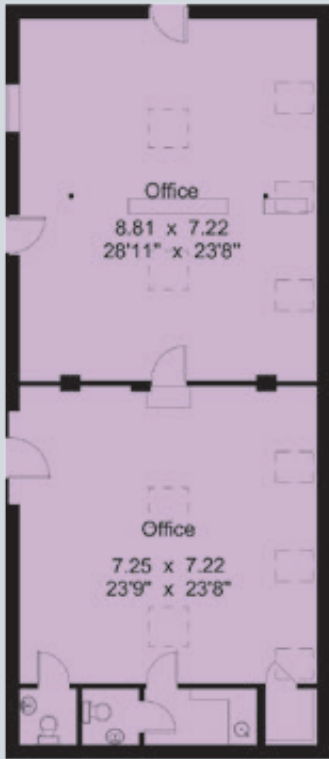
- Office: 128.9 m² (1,387 ft²)
- Pool House: 123.9 m² (1,333 ft²)
- Studio: 70.6 m² (759 ft²)
- Cottage: 59.9 m² (644 ft²)
- Open Garage: 48.2 m² (518 ft²)
- Gym: 45.1 m² (485 ft²)

For identification purposes only - Not to scale



Pool House

Office

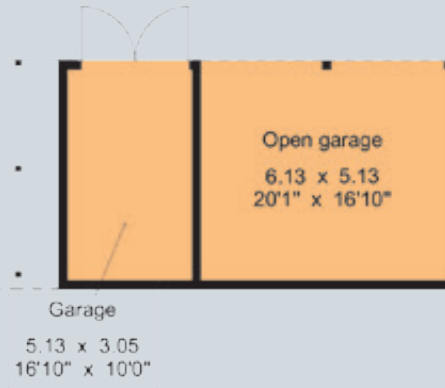


Cottage



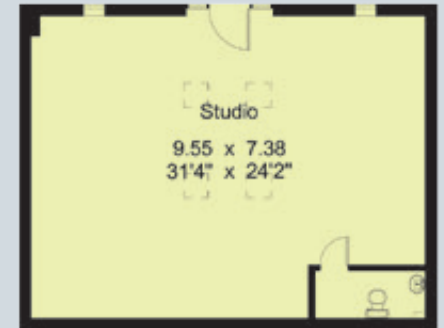
Ground Floor

Open Garage

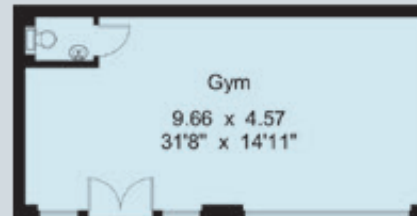


First Floor

Studio



Gym







Gardens, Grounds and Outbuildings

- The main house is accessed via a tree lined brick pillared entrance, with electric operated wrought iron gates that open onto a sweeping driveway that meanders past the pond, through the grounds, and up to the house. Extensive parking is available to the front and side of the property. In addition there is a detached and impressive double garage which features a bike showroom, a workshop, kitchenette and W.C.
- The gardens and grounds provide the perfect setting for Fawkham Manor Farm. The main rear garden features a covered terrace with steps leading to the swimming pool and Jacuzzi area, surrounded by a brick built barbeque, gazebo and the pool house. The well equipped pool house comprises two cloakrooms, changing room, sauna, wet room shower, utility room, games room with bar and adjoining kitchenette.
- The rest of the gardens comprises a mixture of wide-open lawns, formal beds, hedges, tree screens, open pasture and woodlands. It is truly a luxurious setting.





Courtyard

Accessed via its own separate gated entrance is the Courtyard, housing a range of versatile facilities. These include two offices (with one featuring access to an attractive walled 'secret garden'), a gym, studio, triple garage and cottage. The cottage consists of a sitting room, kitchen/breakfast room, bathroom and bedroom.





Barn external sizes:

Barn 1
17.07m x 6.04m
56'0" x 19'9"

Barn 2
11.75m x 7.88m
38'6" x 25'10"



SITUATION

Fawkham Manor Farm is set in an elevated position with picturesque views, just 22 miles from central London. It lies within the idyllic village of Fawkham, surrounded by countryside. Longfield village is 2 miles away offering local amenities and a train station servicing London. There is a number of surrounding country pursuits, including London Golf Club. The area is also well known for the world class motoring circuit at Brands Hatch. Fawkham Manor Farm is truly on the border between city and country, being within commuting distance of Central London and Canary Wharf, yet with the advantages of rural life.

- **Mainline Rail Services:** Longfield (2 miles) London Victoria (from 32 minutes), Blackfriars, City Thameslink and Ashford International.
- **Primary Schools:** Fawkham Church of England, New Ash Green, Woodview, West Kingsdown CoE and Our Lady of Hartley Catholic.
- **Secondary Schools:** Longfield, Wilmington Grammar for Boys, Wilmington Grammar for Girls, Dartford Grammar for Boys and Dartford Grammar for Girls.

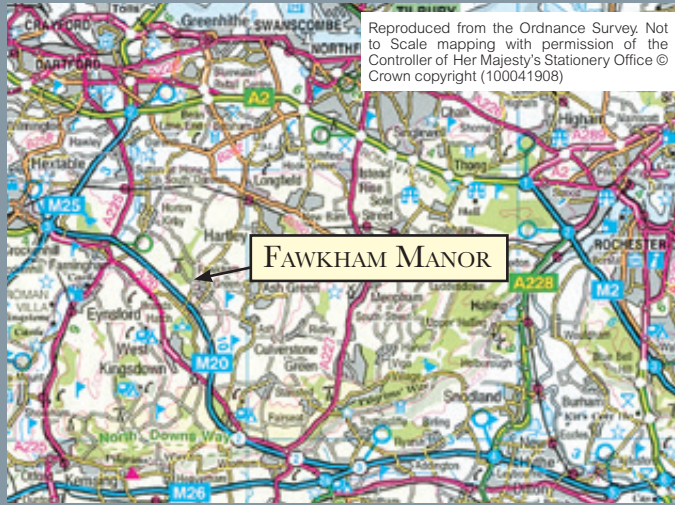
- **Independent Schools:** Fawkham House, St Michael's, Russell House, Sevenoaks, Browns, Bromley High, Bickley Park and Farringtons.
- **Motorway Links:** Junction 1 of the M20 and Junction 3 of the M25, giving access to Gatwick and Heathrow Airports, Channel Tunnel Terminus, Ebbsfleet International, South Coast and Bluewater Shopping Centre.

Services

Mains electricity, water and drainage. Under floor heating.

Outgoings

Sevenoaks District Council – 01732 227000. Council Tax Band H.



Directions

From junction 1 of the M20 and junction 3 of the M25, take the exit on the roundabout signposted to Farningham and Brands Hatch. Continue to follow the road going straight over two roundabouts. After about 1 mile take the turning on your left onto Scratchers Lane, signposted Fawkham Green, Longfield and Brands Hatch. Take the third road on your left to Fawkham Road, signposted Fawkham Green and Longfield. Continue to follow the road for about 1.5 miles, after you go past Fawkham CoE Primary School on your left, take the second road on your right to Manor Lane. Continue to follow the road and Fawkham Manor Farm can be found on your left hand side.



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