

HOATH HOUSE

CHIDDINGSTONE, KENT







HOATH HOUSE

Chiddingstone, Kent, TN8 7DB

Hever 3 miles, Edenbridge 5 miles, Lingfield 10 miles, Tunbridge Wells 10 miles

A wonderful, large country house with ancillary accommodation run as a renowned wedding venue and hospitality centre with a stunning block of woodland and all within 35 miles of central London.

Lot 1

Hoath House: Grand reception hall • 3 large reception rooms • Kitchen
8 bedrooms • 6 bathrooms

The Tudor Wing: Reception hall • 3 reception rooms • Kitchen/breakfast room
Utility area • 8 bedrooms • 4 bathrooms

Little Batts: Open kitchen/dining/family room • Sitting room • Utility
4 bedrooms • 3 bathrooms • Self contained 1 bedroom flat

The Bungalow: 2 reception rooms • Kitchen • 4 bedrooms • 2 bathrooms

The Studio/Offices: Open kitchen/sitting room • 2 en-suite bedrooms

Garden and grounds with good internal roadways, swimming pool, tennis court and outbuildings
extending to nearly 10 acres

Lot 2

Woodland with stunning sandstone outcrops nearly 14 acres

In all about 23.45 acres (9.49 ha)

For sale as a whole or in 2 lots

VIEWING

Strictly by confirmed appointment only with the sole agents
RH & RW Clutton, East Grinstead 01342 410122 or 01342 305825

SITUATION

Hoath House overlooks the border between Kent and Sussex and lies in the heart of the High Weald Area of Outstanding Natural Beauty in Kent just outside Markbeech. Tunbridge Wells is 10 miles away, Sevenoaks 12 miles and the M25/M26 junction just beyond leading round to the Dartford Tunnel 30 miles away. The Dover Ferry Terminal is approximately 1 Hr. 40 mins away by car via the M20 and Gatwick Airport 20 miles away. Hever Train Station (London Bridge/ Victoria 45 minutes) is just under 3 miles away. A wide range of schools serve the area. It is within walking distance of five country pubs and 15 minutes from Chiddingstone Castle, Hever Castle and Penshurst Place. There are four golf courses close by.

DESCRIPTION

Chiddingstone can be traced back to the 12th century and lies close to Hever Castle, the house of Anne Boleyn, in this special part of Kent. Hoath House, or Batts Farm as it was originally known when it was a Tudor farm, is complimented by the adjoining Tudor Wing and other accommodation in a well laid out setting, and all has been extensively refurbished to provide a spectacular holiday escape with superior quality accommodation. Classic features remain including large fireplaces original floor boarding and panelling. Outside there are fine gardens and patios. It is now a much sought after venue licensed for 100 weddings a year and pre COVID having a weekend occupancy rate of 100% and 74% midweek run by the same family.

HOATH HOUSE

The main house is a medieval manor house originally an irregular timbered 16th century structure subsequently added to and enlarged





in 1900s or thereabouts. There are a multitude of gable end elevations with exposed timbering and rendered infill and other partly brick and tile hung elevations all under a tiled roof. Internally the property is particularly noted for the 16th and early 17th century panelling from Chiddingstone Castle.

Set over three floors, the main entrance has two separate approaches leading to a large flagstone terrace and the timber and studded front door opening to a **grand double reception hall** with open staircase, **three large reception rooms** with panelling, features fireplaces and high ceilings and a large working **kitchen**. On the first floor a large landing has steps up to **two principle en-suite bedrooms**, a door to a side landing and a further **large en-suite bedroom**, two **further bedrooms**, one **family bathroom** and a door through to the Tudor Wing. On the second floor are **two attic bedrooms** one en-suite, a **family bathroom** and a passage leading round to a larger **en-suite bedroom**. At the end of the corridor a door leads to the fire escape.

THE TUDOR WING

Forming the eastern wing of Hoath House and thought in part to date back to 1350, the original formal front door and steps are again on the garden side opening into a **reception/hall** leading through to the dining room with full width stone/brick historic inglenook fireplace and stairs lead down to a **basement office**. The **drawing room**, **inner hall** with WC and stairs. Beyond is a functional **kitchen** with double glazed doors to the front courtyard, **games room** and **utility area**.

On the first floor the landing has doors off to **two bedrooms** and an **en-suite bathroom**. A

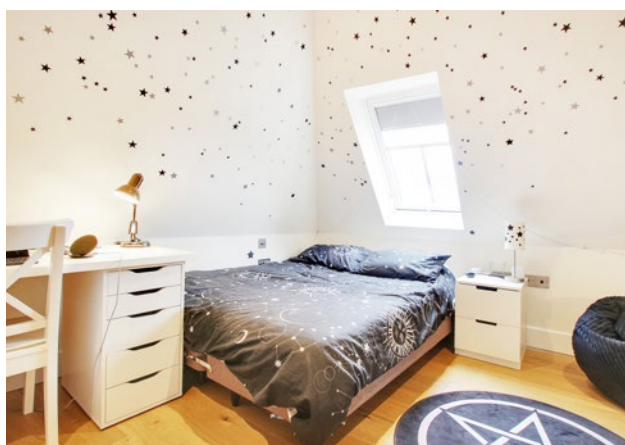


side door leads into the eastern side and doors to two **further bedrooms**, one en-suite and a **bathroom**. Two separate staircases lead up to a further three **attic bedrooms** together with a connecting door to Hoath House.

LITTLE BATTS

A striking weatherboarded and tiled roof 2016 barn conversion lies at the southern end of the extension off the Tudor Wing. Listed Grade II and noted for its very high pitch hipped tiled roof this **16th Century barn** has large double glazed doors opening into an **open plan sitting/dining/well fitted kitchen area**, open to the ridge, with oak flooring.

There is a door off to an **en-suite bedroom** with a **dressing cupboard** and a further separate wing leads through the **boot room/porch** to a large **sitting room** with book shelving down one wall and beyond a **utility room**. Short, side stairs lead up into a self contained **one bedroom flat** with a **kitchen diner/sitting room**, one **bedroom** and **bathroom** with separate entrance into a side courtyard. On the first floor an open glass staircase leads up to a galleried landing with doors off to **three further bedrooms**, one en-suite and a **family bathroom**.



THE BUNGALOW

Lying at the northern end of the building on the other side of the courtyard this very comfortable dwelling has a front door opening into a hall with doors off to an en-suite bedroom, two further smaller bedrooms and a family bathroom. Beyond is a large sitting/dining room and a kitchen. An inner hall has a door out to a large garden and also to a further sitting room and further en-suite bedroom beyond and a utility room with a door through to the studio.

THE STUDIO/APPLE BOUGH

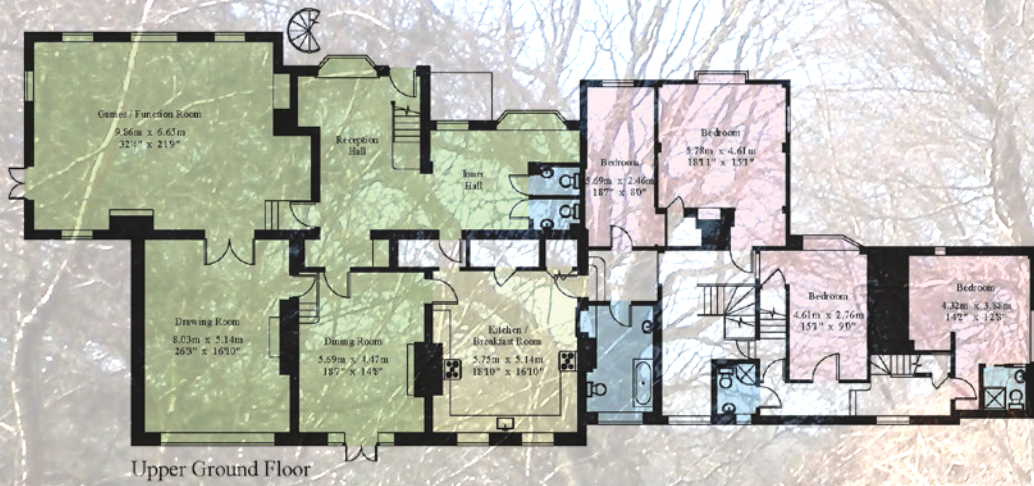
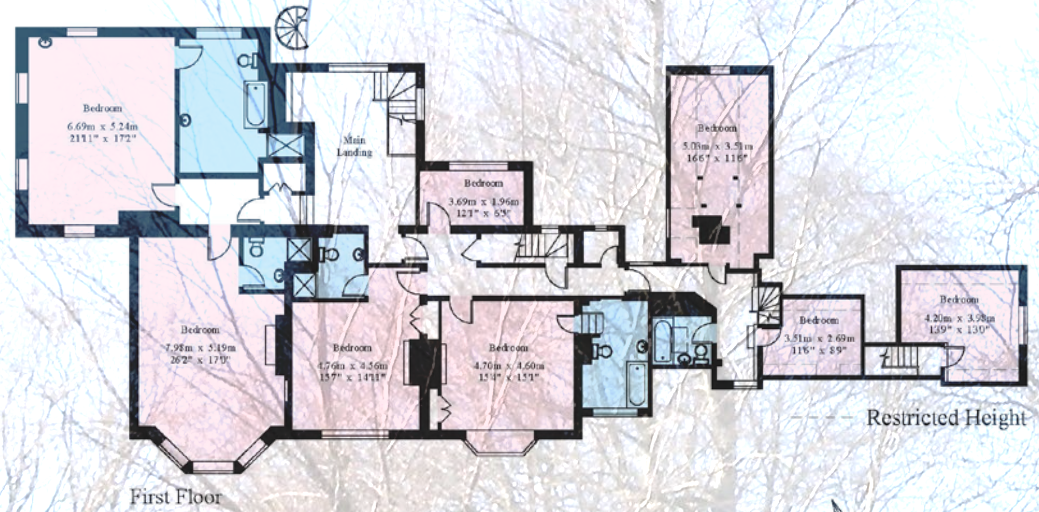
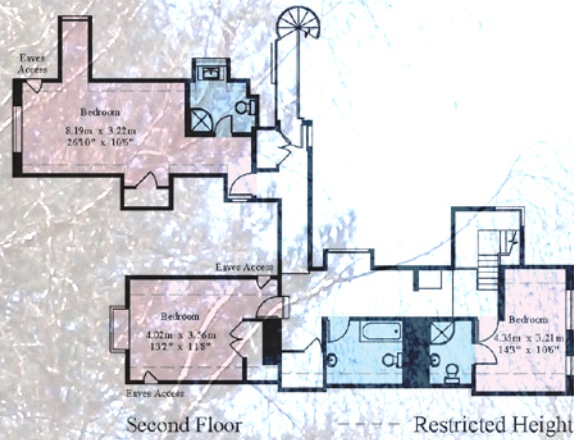
At the southern end of the Bungalow lies a self contained annexe with a door off from the driveway opening to stairs leading up to a studio style open plan kitchen/sitting room and further stairs up to two en-suite bedrooms.

WEDDINGS & HOLIDAYS

Hoath House offers versatile accommodation and along with its extensive grounds has enabled the existing owners to provide facilities over the years for exclusive hire events, weddings/civil ceremonies, parties, corporate retreats, short stays but also attracts daily visitors who just wish to walk around the grounds and admire the formal gardens and woodland. New for 2021 are the 3 camping pods together with the recent consent for a further 3 pods which the owners know will attract new visitors to come and explore what Chiddingstone and the neighbouring areas have to offer. Previous financial details can be made available upon request.

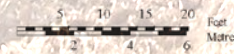






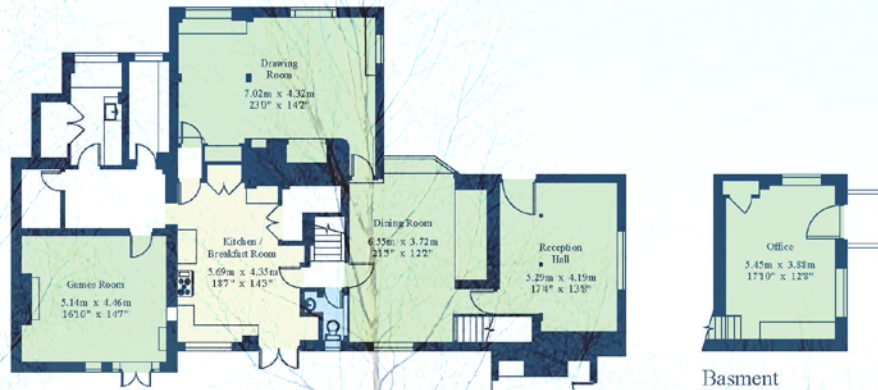
Hoath House

Hoath House - Gross Internal Area : 957.3 sq.m (10,304 sq.ft.)



For Identification Purposes Only.

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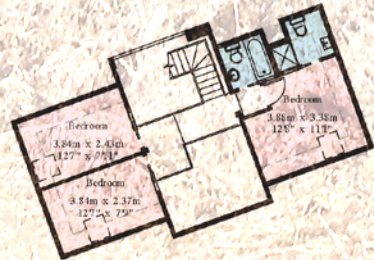
Lower Ground Floor

Basment

The Barn



----- Restricted Height



First Floor



Ground Floor



Ground Floor

**The Bungalow /
Apple Gough**

----- Restricted Height

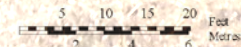


First Floor

Hoath House

The Barn - Gross Internal Area : 253.0 sq.m (2,723 sq.ft.)

The Bungalow / Apple Gough - Gross Internal Area : 230.5 sq.m (2,481 sq.ft.)



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THE GARDENS

The estate has been in the present Streatfeild family since the early 16th century having moved to Hoath House in 1910 following the sale of Chiddingstone Castle. Colonel Sir Henry Streatfeild created the formal ornamental gardens which exist today following this move and it is said that the garden boasts 100 different varieties of plants.

The grounds surrounding the house extend in total to approximately 9.83 acres and are ideal for games and have been used for rounders, cricket, volleyball, crochet, boules and giant jenga. The gardens presently concentrate on the wedding/party venue potential of the property – a permanent marquee covers the tennis court and well laid out tracks through the gardens serve a number of camping pods all with individual en-suite facilities. Extensive lawn areas have clumps of trees and many flowerbeds and the heated pool is tucked away in one corner.

THE WOODLAND

The woodland on the north side of the lane forms a protective bank to the house with huge visual appeal and previously was a formal garden to the house with brick ponds, waterfalls and numerous paths. From a high ridge on the northern side the land falls down to open woodland with wide bracken spaces and striking sandstone outcrops which include a sandstone rockface against the lane in the south west corner. Oaks, scots pine and beech are interspersed with silver birch coppice and rhododendrons. There are specimen mature softwoods and along the north eastern side a commercial crop of chestnut coppice.





TENURE & POSSESSION

The property is being offered freehold with vacant possession of the whole on completion. The Bungalow is currently occupied by the vendor's parents and the majority of the rest of the property is on rolling holiday lets.

SPORTING RIGHTS, MINERAL & TIMBER

These are included within the freehold in so far as they are owned.

RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights of way whether private or public, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not. There are no public rights of way crossing the property or woodland. A licensed toll path runs through part of the woodland.

TOWN & COUNTRY PLANNING

The property (notwithstanding any description contained in these particulars) is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which may be in force and also subject to any statutory provisions or by-laws without any obligation on the part of the vendor or his agents to specify them.

Hoath House, The Tudor Wing and Little Batts are Grade II listed. There is a detailed planning history, further details on which is available from the agents.

SERVICES (Not tested and therefore not warrantied)

Mains water and electricity are connected to the properties and with private drainage systems. Heating is supplied to the properties via a number of oil-fired boilers. Air source heat pump for Little Batts.

PLAN

The plans and stated acreages in these details are for identification and information purposes only and potential purchasers must rely on their own investigations.

HEALTH & SAFETY

The nature of the buildings do not themselves present a particular hazard, however greater care must be taken in walking through the woodland. Dogs may not be let out in the gardens and

children kept close to hand.

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale. All related wedding, camping and other associated equipment is specifically not included within the sale. All garden statuary and ornaments are excluded.

LOCAL AUTHORITIES

Kent County Council - 0300 0414141
Sevenoaks District Council - 01732 227000

BUSINESS RATES/COUNCIL TAX (2021/22)

Hoath House	Business Rates of £18,500
Tudor Wing	for 2021/22
Little Batts	Band G £3,350
The Bungalow }	
The Studio/ }	Band D £1,418.76
Apple Bough }	

EPC CHECK

Hoath House	Band E
Tudor Wing	Band D
Little Batts	Band E
The Bungalow	Band D
The Studio/Apple Bough	Band E

DIRECTIONS (TN8 7DB)

From the south turn north off the A264 by the caravan showroom onto the Hartfield Road close to the Sweetwoods Park Golf Course, turn right after about two miles to Cowden Station and follow for 3 miles, turn right at the next junction and the property will be seen on the right after 1 mile.

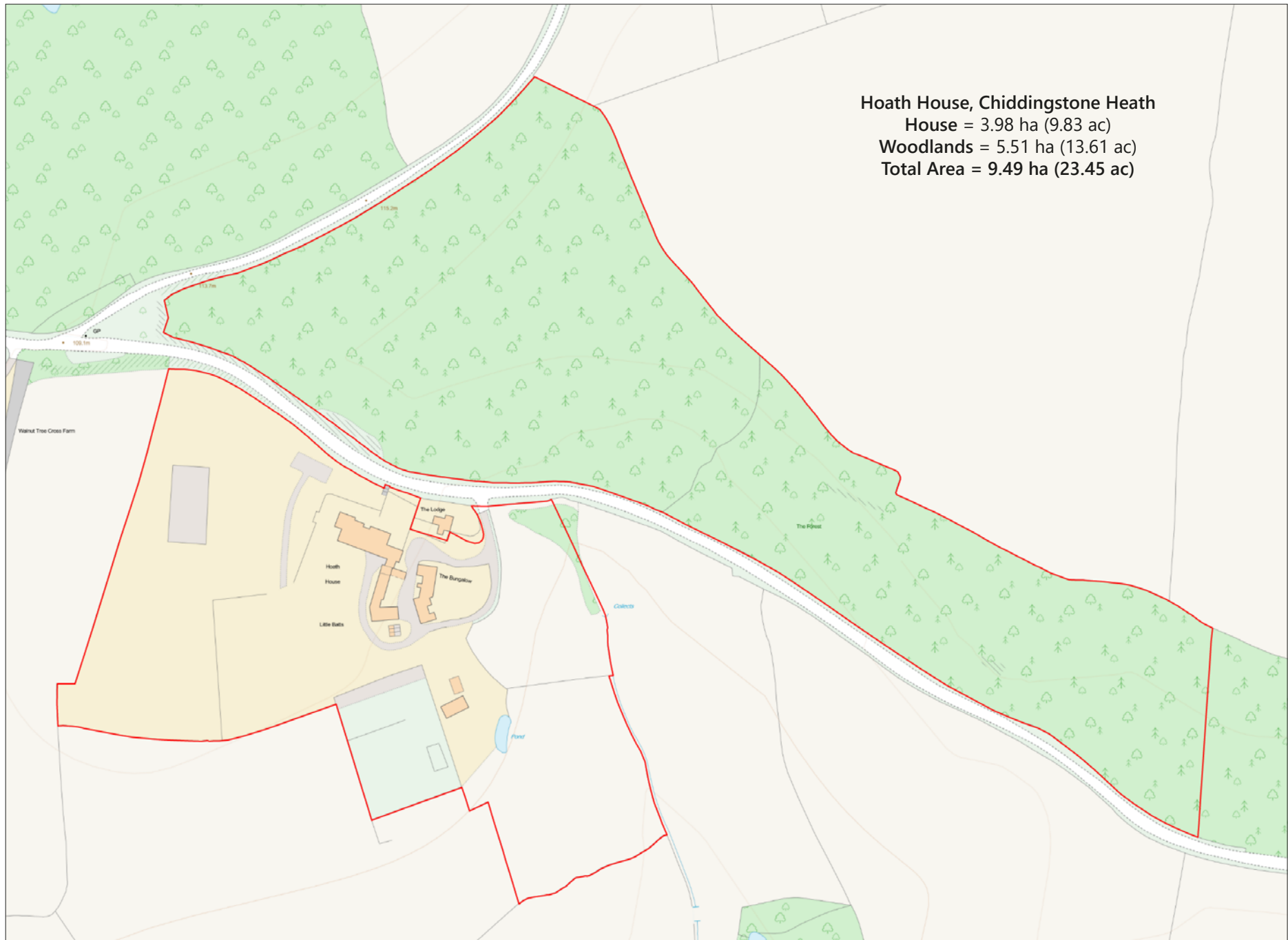
From the north down from Edenbridge on the B2026 turn left to Markbeech at the Cowden Pound crossroads, pass through Markbeech, follow the road round to the right and the property will be seen on the right.

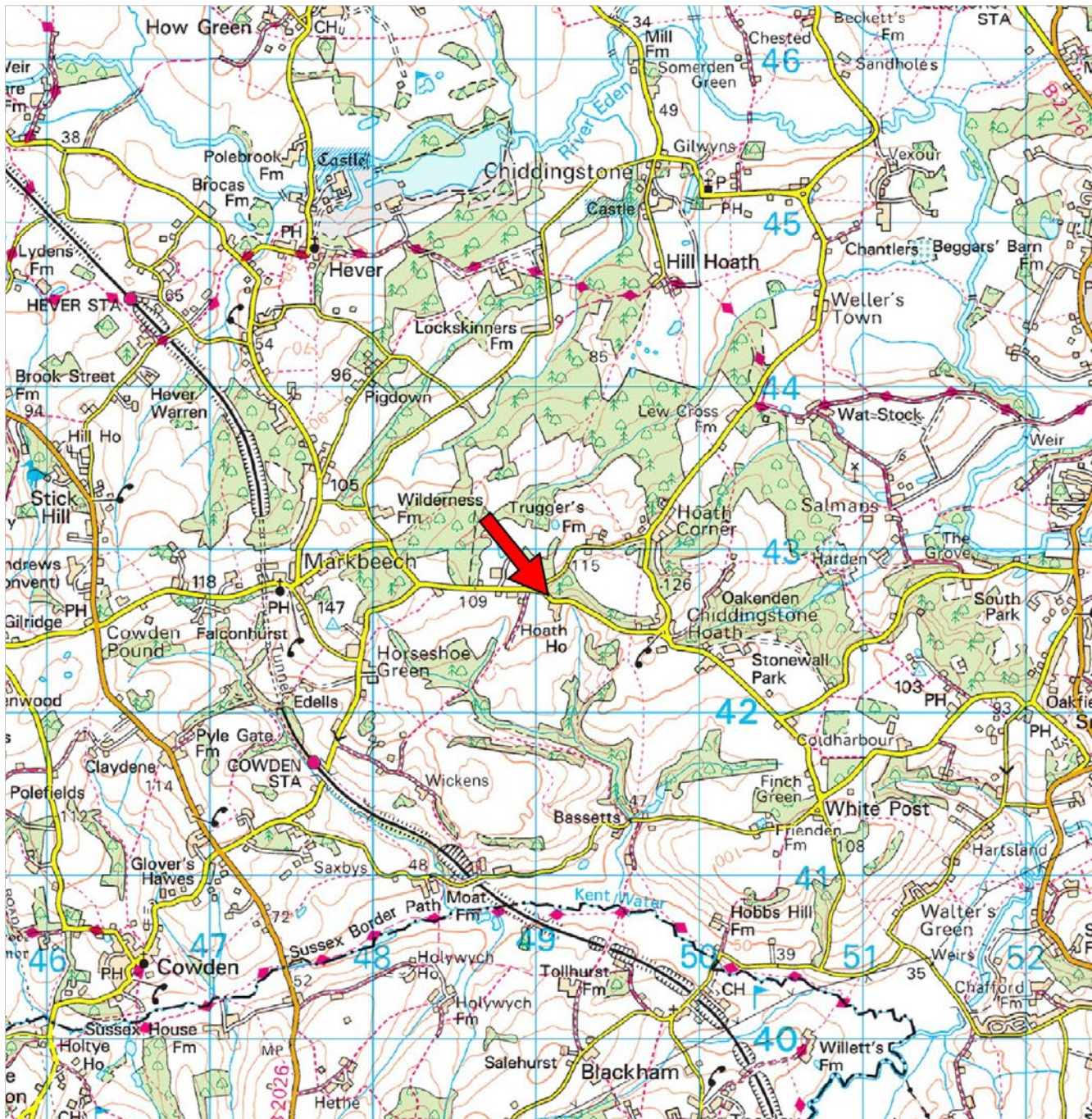
Hoath House, Chiddingstone Heath

House = 3.98 ha (9.83 ac)

Woodlands = 5.51 ha (13.61 ac)

Total Area = 9.49 ha (23.45 ac)





Viewing strictly by appointment with the sole agent RH & RW Clutton

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A virtual tour is available on request and also on the website





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