

FAIRMEAD

KNOCKHOLT | KENT



btf





FAIRMEAD

CUDHAM LANE SOUTH | KNOCKHOLT | KENT TN14 7NZ

Knockholt 1 mile | Biggin Hill 3 miles | Sevenoaks 7 miles
M25 Junction 4 5 miles | Gatwick Airport 22 miles

Detached 5 bedroom house with landscaped gardens and grounds
Detached 2/3 bedroom cottage with income potential
A range of ancillary and stable buildings adjacent to the main dwelling
Swimming pool and pool house
Tennis court
18th Century Laurel hedged Judges Walk
Detached agricultural buildings with potential (STPP)
Paddock Land and Woodland extending to 8.07 acres

IN ALL APPROXIMATELY 11.57 ACRES

GUIDE PRICE – OFFERS IN EXCESS OF £2,995,000



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Viewing strictly by appointment only with the
Sole Agent BTF Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.





INTRODUCTION

Fairmead has been in the same ownership for over 50 years and is a comfortable family home on the outskirts of the village of Knockholt in the North Downs. It has well maintained landscaped gardens and grounds and is situated in an rural yet accessible position with easy access to the national motorway links. Fairmead has a mixture of history and character having been the last house to be occupied by a high court Judge understood to have been tasked with deciding whether committed felons should go to the gallows or not. The residential elements are located in the centre of the property surrounded by pasture land previously used for the grazing of horses and now cut for hay. The property has a pleasing mix of residential, amenity and agricultural uses throughout with potential for additional income sources subject to the necessary planning consents. Nestled in the garden is an 18th Century "Judges Walk" where the fateful decisions were pondered.

LOCATION

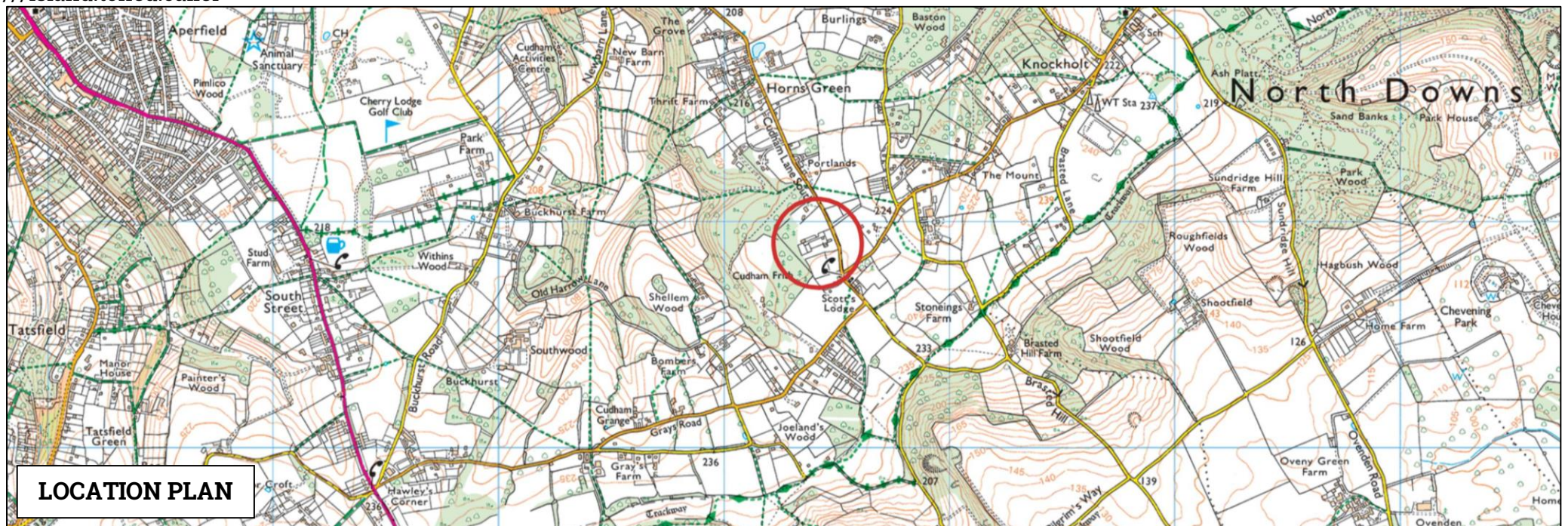
Fairmead is situated approximately 1 mile south west of the village of Knockholt that provides your standard day to day facilities including shops and public house. Sevenoaks is seven miles to the south and can provide a more comprehensive range of facilities and amenities along with schooling. The M25 Junction 4 is only 5 miles north east and can provide access to the national motorway network and the rest of the county and country. Please see the Location Plan below showing the exact location of the property in relation to its surrounding towns and villages.

DIRECTIONS

From the centre of Knockholt head south west on the Main Road to the T junction where the road joins Cudham Lane South. Turn Right onto Cudham Lane South and Fairmead is the first house on your left.

WHAT THREE WORDS

///island.toned.caller



GENERAL DESCRIPTION

Fairmead comprises a small holding with significant potential in an sought after location in the North Downs south east of the capital. The property is made up of various component parts and those parts are as follows: -

FAIRMEAD HOUSE

A detached House in the centre of the holding is of brick and timber construction fully rendered under pitched hipped clay tiled roofs. The house is spacious throughout providing good sized reception rooms and five bedrooms on the first floor. Floor plans showing the exact layout of the property are overleaf for further information although a detailed description of accommodations is as follows: -

The Front Door opens to **Entrance Hall** with door to the left through to the **Sitting Room** with doors through to the **Triple Aspect Drawing Room** with large Inglenook Fireplace and **Study** with doors to the **Rear Patio & Garden**. Further doors lead from the Entrance Hall to the **Dining Room** with door through to the **Telephone Room** with link to Study. Also from the Entrance Hall you lead into the **Family Room** with fire place and link to **Rear Hall, Downstairs Cloakroom** with w/c and wash hand basin and opening to **Kitchen/Breakfast Room** with fitted units and double doors to **Rear Patio, Walk in Pantry** and door to **Utility Room** with plumbing for washing machine and sink and door to **Rear Parking Area**.

Stairs lead from the Ground Floor Entrance Hall to the **First Floor Landing** with doors to **Master Bedroom Suite** with walk in Dressing Room, fitted wardrobes, doors to flat roof Balcony and En Suite Bathroom with twin wash hand basins, w/c, bidet, large bath tub and walk in shower. Further doors lead from the Landing to **Bedroom 2** (double), **Bedroom 3** (double), **Bedroom 4** (double), **Bedroom 5** (double) with en suite bathroom with bath, shower, w/c and wash hand basin, **Family Bathroom** with bath, shower, w/c and wash hand basin and further **W/C** with wash hand basin. All of the Bedrooms are on the south side of the house overlooking the rear landscaped gardens and grounds. The total Gross Internal Area for the House is 3,546ft²

OUTSIDE

The front of the house is approached over a gravelled driveway which leads to the side where there is parking for several vehicles. To the north of the driveway is the fully walled **Pool House & Swimming Pool Complex** with Pool, Pump Room, Shower, Sauna, W/C and Pool House area with plenty of space around the pool surround. Beside the parking area are the ancillary buildings to the house which comprises the **Quadruple Garage, Workshop, Tack Room** and **Store Room**. Opposite these buildings are the stables that consist of **5 Loose Boxes** all in reasonable order throughout. The remainder of the Gardens and grounds are described over leaf.







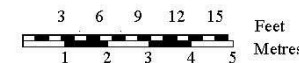
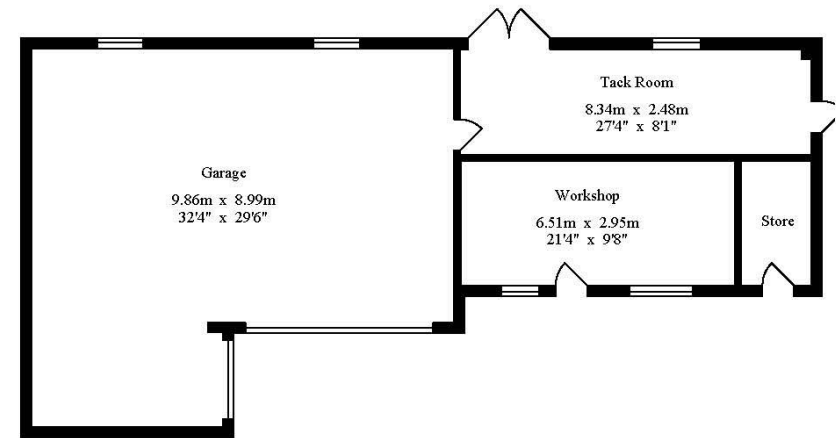
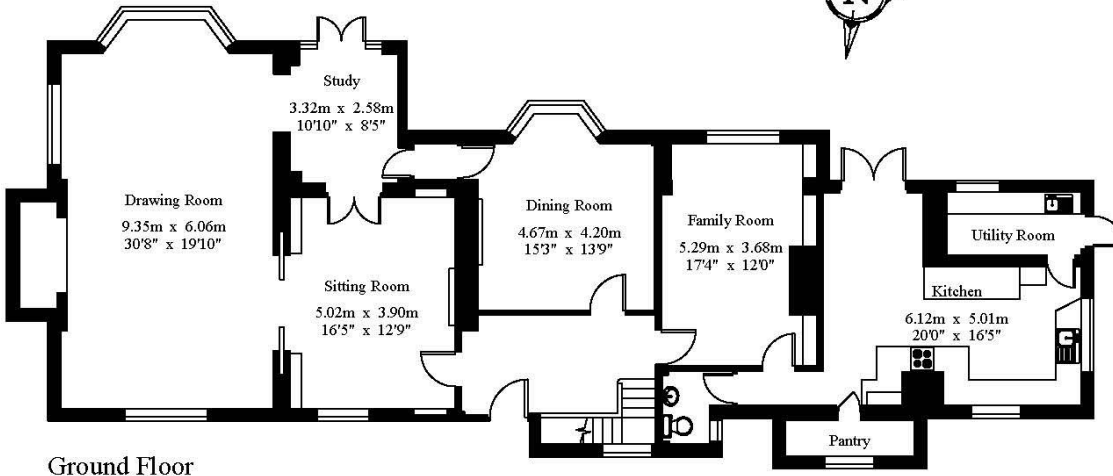
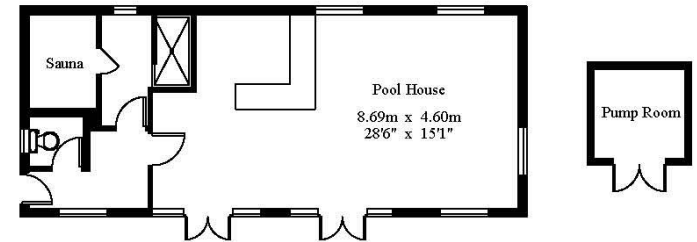
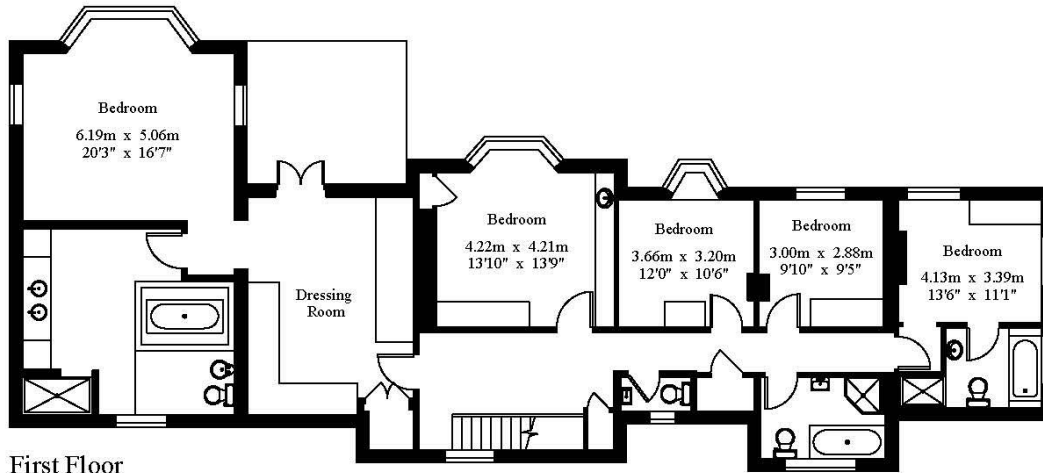
HOUSE, POOL HOUSE & GARAGE FLOOR PLANS

Fairmead

Fairmead House - Gross Internal Area : 329.5 sq.m (3546 sq.ft.)

Pool House - Gross Internal Area : 53.8 sq.m (579 sq.ft.)

Garage Block - Gross Internal Area : 125.6 sq.m (1351 sq.ft.)



For Identification Purposes Only.
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GARDENS AND GROUNDS

The remainder of the Gardens and grounds at Fairmead encompass the main residence and comprise matured and bedded lawned gardens with rhododendron herbaceous borders with rustic charm throughout. In addition, there is a **Tennis Court** and the laurel hedged **Judges Walk** (above) which is etched in judicial history. Having made his decision within the Judges Walk the Judge would return to the house and enter the Telephone Room (between the Study and Dining Room) and disclose his verdict behind closed doors. The Judges Walk is a peaceful area tucked away from other parts of the Farm. There is also a **Vegetable Garden** along with mature **Orchard** adding to the variety of the smallholding. Residential gardens and grounds at Fairmead extends to 3.50 acres.





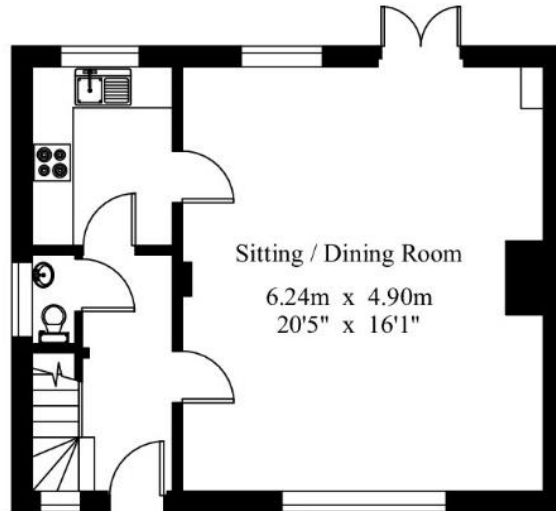
FAIRMEAD COTTAGE

The Cottage is situated just to the north west of the main residence at the property and is of brick construction, pebbledash rendered under a pitched hipped clay tiled roof. The property has a full residential consent but has been used for holiday let purposes in the past as well as most recently being let under Assured Shorthold Tenancy Terms. Accommodation comprises the following: -

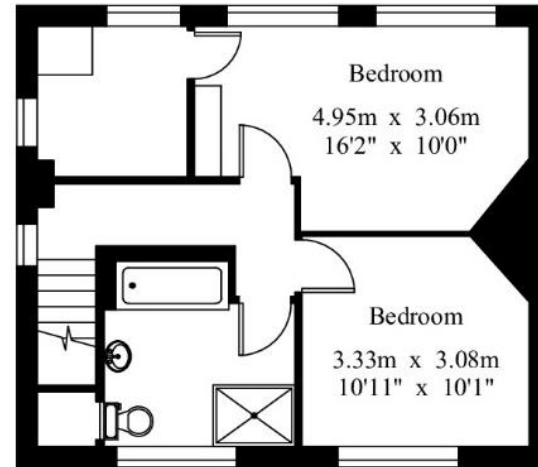
The Front Door opens to **Entrance Hall** with door to **Downstairs Cloakroom** with w/c and wash hand basin, **Kitchen** with fitted units and open plan **Sitting/Dining Room** with fire place and double doors to **Rear Garden**. Stairs lead from the Entrance Hall to the **First Floor Landing** with doors to **Bedroom 1** (double), **Family Bathroom** with bath, shower, w/c and wash hand basin and **Bedroom 2** (double) with **Walk in Dressing Room/Bedroom 3** (single).

Floorplans for the cottage are opposite for further information and the total Gross Internal Area in 979ft².

COTTAGE FLOOR PLANS



Ground Floor



First Floor







AGRICULTURAL BUILDINGS

There are two detached agricultural Buildings on the property both of concrete portal frame construction with dwarf block walls, clad in timber space boarding to the upper elevations under pitched corrugated fibre cement roofs. The larger of the barns measures approximately **1,369ft²** with the smaller at **912ft²**. The buildings are situated in the northern part of the holding overlooking the northern paddock and have potential for a variety of uses subject to the necessary planning consents.



PLEASE NOTE – The Vendor will be retaining an overage of 25% over a 25 year period for any residential planning permission in relation to the agricultural buildings onsite. Agricultural, commercial and equestrian planning permissions will not be incorporated into the overage agreement. A copy of the draft overage is available from the selling agents on request.





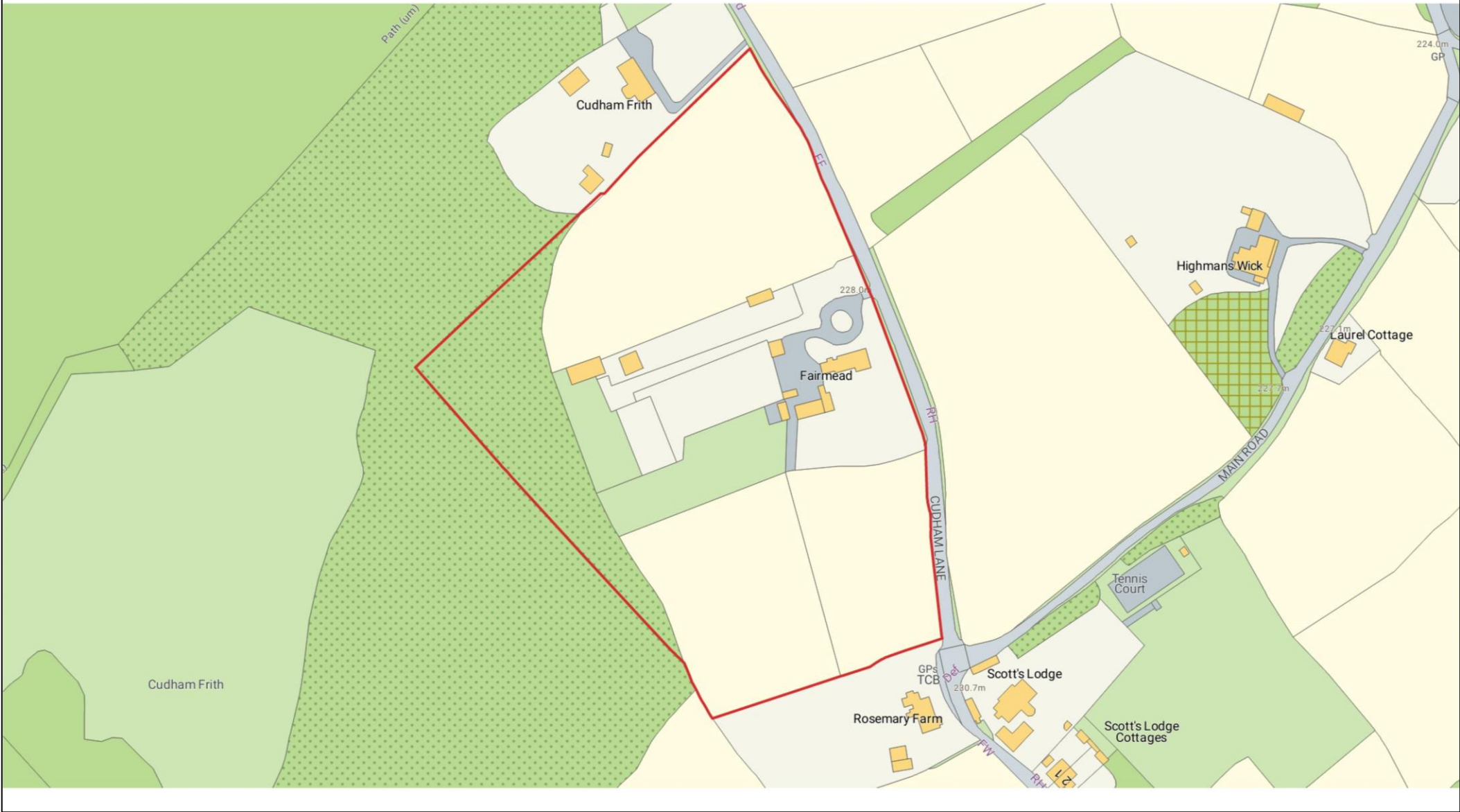
PADDOCK LAND & WOODLAND

The Paddock land and Woodland at Fairmead sits to the North, South and West of the residential element and is well fenced throughout. The land is all laid down to grass and has post a rail chestnut fencing securing the boundaries. Previously used for the grazing of horses now the fields are cut for hay by a local farmer during the summer months. The land is classified as Grade 3 on the Agricultural Land Classification Plan for England & Wales with soil types free draining and consistent for this part of the county. The woodland in the spring provides a blanket of bluebells and comprises a mixture of natural broadleaved species including Oak Standards, Beech and Hazel. The land and woodland extend to a total of 8.07 acres.





BOUNDARY PLAN



BTF and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to BTF has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor Plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the Directors of BTF is available for inspection at each BTF Office.

SERVICES

The residential properties are connected to mains electricity, mains water and mains drainage. Heating to Fairmead House is through an oil fired boiler system with electric night storage heaters in Fairmead Cottage. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from Cudham Lane South. As far as we are aware this is an adopted public highway and a highways search has been submitted to the council and will be available from the selling agents once received.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is registered under Land Registry Title Number SGL34024 Copies of the Office Copy Entries and Title Plan are available from the selling agents on request.

LOCAL AUTHORITY

London Borough of Bromley, Bromley Civic Centre, Stockwell Close, Bromley, BR1 3UH.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

COUNCIL TAX

Fairmead House – Band H
Fairmead Cottage – None

EPC RATING

Fairmead House – Band E
Fairmead Cottage – Band E
Copies of the Energy Performance Certificates are available from the selling agents on request.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

PHOTOGRAPHS

The photographs within this brochure were taken in May 2024.

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

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Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

OFFERS IN EXCESS OF £2,995,000



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