HARE HILL MANOR
HOOKWOOD PARK • LIMPSFIELD • SURREY

An impressive character property in a private setting with stunning gardens

**Accommodation and amenities**
- Reception hall • Drawing room • Dining room • Family room • Play room
- Kitchen/breakfast room • Utility room
- Master bedroom suite with 2 dressing rooms
- 4 further bedrooms • 2 family bathrooms, 2 studies
- Flat: Sitting/dining room • Kitchen • Bedroom • Bathroom • Decking
- Garaging • Stores • 2 prefab garages

Stunning gardens • Tennis court • Swimming pool with pool house
- Greenhouses • Kitchen garden • Orchard • Pond

In all about 3.42 acres

Total gross internal areas:
- Main house - 6,467 sq ft (600.8 sq m)
- Stores / Workshop - 620 sq ft (57.6 sq.m.)

---

**Knight Frank LLP**
113-117 High Street
Sevenoaks TN13 1UP
+44 1732 744477
edward.rook@knightfrank.com

**Knight Frank LLP**
55 Baker Street,
London W1U 8AN
44 20 7861 1505
nick.wheeler@knightfrank.com

[www.knightfrank.co.uk](http://www.knightfrank.co.uk)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.
Situation
(Distances and times are approximate)

- Limpsfield village 0.7 miles
- Oxted 1 mile
- Sevenoaks 9 miles
- Central London 23 miles

- Oxted (1.5 miles) - London Bridge from 29 minutes, London Victoria from 39 minutes

- Hazelwood School, Oxted
- Woldingham School, Caterham
- Sevenoaks School
- Walthamstow Hall, Sevenoaks
- Tonbridge Boys School

- M25 (J6) – 4.5 miles

- Gatwick 16 miles
- Heathrow 38 miles

- Lingfield
- Epsom Downs
- Limpsfield Chart
- Tandridge
- Bough Beech
Hare Hill Manor

- Hare Hill Manor is an impressive country house situated along Hookwood Park, which is a quiet and sought after private road with open countryside opposite, designated an Area of Outstanding Natural Beauty. The location is very convenient being a short distance from the centre of the attractive village of Limpsfield as well as Oxted train station.
- Built in the 1920’s with attractive part-tile hung elevations under a tile and stone roof, the property sits in a commanding position within its gardens and enjoys extensive views of the North Downs. The property is approached via electric wrought iron gates leading to a large turning circle with parking to the front of the house and garage.
- A handsome entrance hall with ornate fireplace and doors to the garden gives access to some wonderful reception rooms. Each room has its own particular appeal with ornate oak craftsmanship and doors and a lovely outlook over the gardens. The drawing and dining rooms are of particular note with the former having a superb inglenook fireplace, triple aspect windows as well as access to the garden.
- The remainder of the ground floor is made up of a large playroom, utility room, kitchen and family room. A side door gives access to a courtyard with five stores and garaging.
- The first floor accommodation is well laid out with 5 good bedrooms situated at the back of the house overlooking the beautiful gardens. The master bedroom suite has 2 dressing rooms as well as stunning views of the North Downs. There are two upstairs studies as well as a large one bedroom annexe, with its own separate access or it can be accessed via a second staircase.
- A boarded loft space with excellent head height runs the full expanse of the property.
Approximate Gross Internal Floor Area

House - Gross Internal Area: 600.8 sq.m (6467 sq.ft.)

Stores / Workshop - Gross Internal Area: 57.6 sq.m (620 sq.ft.)
This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
Gardens and grounds

- The stunning gardens are a particular feature and are beautifully maintained. A large south facing stone terrace runs the full length of the property and is the perfect place to enjoy the wonderful setting and views. The tennis court is to the east and to the west is a swimming pool with pool house, Jacuzzi and ornate pond, with orchard beyond. Sweeping lawns lead away from the property to a wild meadow, which could easily be used as a paddock. A kitchen garden, greenhouses and two pre-fab garages are also to the east, where there is a secondary access. Leading up Hookwood Park is a bridle path, which means one can ride out from the property if desired.
- There is planning permission to demolish the existing garden stores and replace with a detached outbuilding, the same permission applies to raising the roof over the pool house in association with external alterations.
**Important Notice:** Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. VAT: The VAT position relating to the property may change without notice. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members’ names. Photographs and Particulars dated May 2015. Kingfisher Print and Design. 01803 867087.

**Directions**

From junction 6 of the M25, follow signs for Westerham and the A25. At the first roundabout take the 1st exit on to the A25 and at the first set of traffic lights turn left for Limpsfield Village. Continue into the village and turn right immediately before The Bull Inn, which is in the middle of the village. Proceed along Hookwood Park for 0.5 mile and the entrance gates to Hare Hill Manor will be on your left.

**Local Authority**

Tandridge District Council  
Tel 01883 722000

**Services**

The owners have informed us that there is gas, mains water, electricity and drainage.

**Viewings**

Viewing is strictly by appointment with Knight Frank, the vendor’s sole agents.

**Fixtures and fittings**

All items usually known as tenant’s fixtures and fittings whether mentioned or not in these particulars are excluded from the sale, but certain items may be available by separate negotiation.