



## The South Stables

Wickhurst Farm, Leigh, Kent TN11 8PS

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An exceptional three bedroom converted stables, in a rarely found elevated hamlet setting with far reaching rural views over Kent countryside, with gardens of a third of an acre and beautifully presented, bright accommodation.

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Rarely Found Setting | Elevated Position | Stunning Far Reaching Rural Views | Characterful  
Bright and Spacious | Three Bedrooms | Modern Shower Room | Utility Room  
Impressive and Generous Reception Room | Set in Approximately 0.3 Acres | Wood Store

Chiddingstone Causeway 1.5miles | Leigh 2.5miles | Sevenoaks Station 5.8miles (London Bridge from 31mins) | Hildenborough Station 2.5mile (London Bridge from 38mins) | Tonbridge Station 6.4miles, (London Bridge from 46mins) | Gatwick Airport 25.2miles.



### Description

The South Stables is a very special property situated in an elevated position, benefiting from far reaching rural views. The property is located within a very rarely found setting in the hamlet of Wickhurst Farm, a community of houses that once formed a model farm in Victorian Times. The farm was sympathetically converted in the early 1990s and many of the residents have lived in the hamlet ever since, meaning properties here are rarely available. Other than the neighbours within the hamlet, the property is very secluded, surrounded by farmland and lovely countryside at the end of a long shared driveway.

South Stables has an exceptional position within Wickhurst Farm. The house and main garden face South with stunning views. As a converted stables, the house retains a huge amount of character, both inside and out. The property is beautifully presented, with neutral décor and features high ceilings throughout. Many of the rooms have a dual aspect allowing for maximum penetration of natural light and views of the gardens and stunning outlook. The accommodation offers fantastic balance, with three bedrooms, including a dual aspect master bedroom with a stunning vaulted ceiling and French doors opening to the rear courtyard, a modern shower room, utility room, spacious hallway with room for a study area, bright kitchen and impressive 27'4 x 14'1 sitting / dining room. The reception room benefits from dual aspect windows and French doors, fabulous views and an attractive open fire. The kitchen is a real hub of the home with far reaching spectacular views.

### Outside

The house is set on a plot of approximately a third of an acre and has a pretty walled rear courtyard and a larger garden to the front which is mainly laid to lawn. The rear courtyard can be accessed from all bedrooms, kitchen and reception room. Two sets of double doors from the reception open onto the front facing patio and lawn. There is a gravelled parking area plus a wood store.





### Situation

Situated in an Area of Outstanding Beauty the property has immediate access to the local countryside. Whilst the house is situated in a delightful rural position it is also well placed to transport and amenities. Hildenborough Station (2.5miles) provides services to London Charing Cross and Cannon Street, Sevenoaks Station (5.8miles) provides the same service from 38mins. There are local shops and public houses in nearby Chiddingstone Causeway (1.5 miles) and Leigh (2.5 miles) and Charcott has its own traditional country pub. Tonbridge, Sevenoaks and Tunbridge Wells all provide a wide range of shopping and leisure facilities.

### Property Information

**Services:** Oil fired central heating. Mains water and electricity. Shared private drainage.

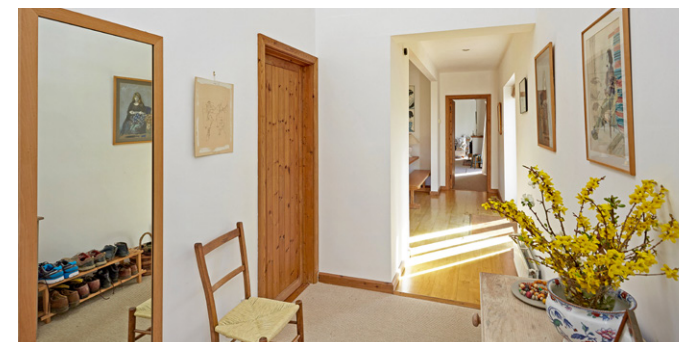
**Local Authority:** Sevenoaks District Council, 01732 227000

**Council Tax Band G.**

**Tenure:** Freehold

### Directions

From Junction 5 of the M25 head south on the A21 for about 4.3 miles before taking the A225/B245 exit. At the roundabout take the 4th exit onto Morley's Road towards Sevenoaks Weald. Continue into the village. At the staggered crossroads turn left into Scabharbour Road. Continue for about 2.3 miles towards Leigh and Penshurst. The driveway to Wickhurst Farm is unmarked but will be found on the right-hand side by a couple of cottages as the road bends and narrows over the stream, immediately before Wickhurst Brook. Continue past the oast house and then fork right by the driveway to Wickhurst Farmhouse and the Furrows. Follow the road fully round and The South Stables is the last property after the road bends to the left, and has a gated entrance onto the drive.

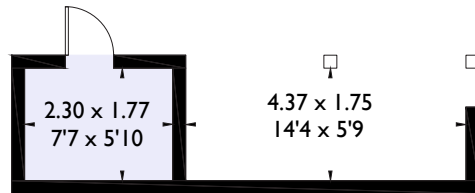




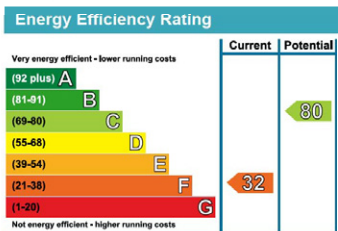
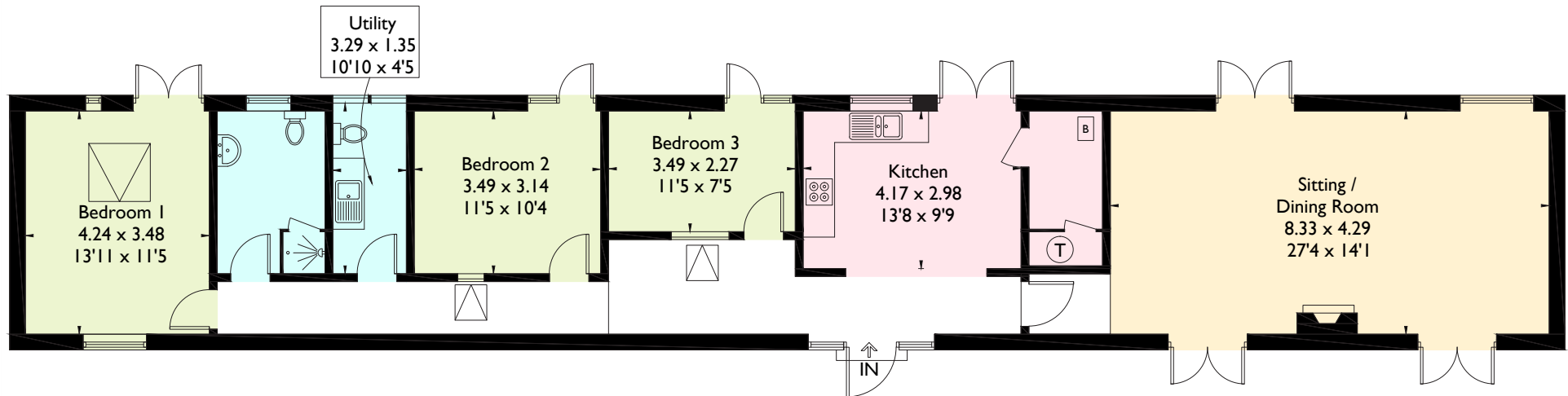


# Leigh, Tonbridge

Approximate Gross Internal Area = 125.5 sq m / 1351 sq ft  
(Excluding Wood Store)



**Wood Store**  
(Not Shown In Actual  
Location / Orientation)



FLOORPLANZ © 2016 0845 6344080 Ref: 164335

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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.





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