



## Fairseat Lane

Fairseat TN15 7LP

Guide Price £1,095,000



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COUNTRY HOMES

## Fairseat TN15 7LP

Nestled in the peaceful and picturesque rural setting of Fairseat, this exceptional family home offers the perfect blend of countryside charm and modern flexibility. Ideally suited to growing families or those seeking versatile living space, the property enjoys a tranquil location whilst remaining conveniently accessible to nearby amenities and transport links.

The accommodation is thoughtfully arranged to provide a flexible layout, allowing for a range of lifestyle needs—whether that's working from home, entertaining guests, or multi-generational living. Offering three generous reception rooms, a dedicated study area, and the flexibility to configure up to six bedrooms, the home easily adapts to changing family requirements. Each room is well-proportioned, filled with natural light, and finished to a high standard, creating a warm and welcoming environment throughout.

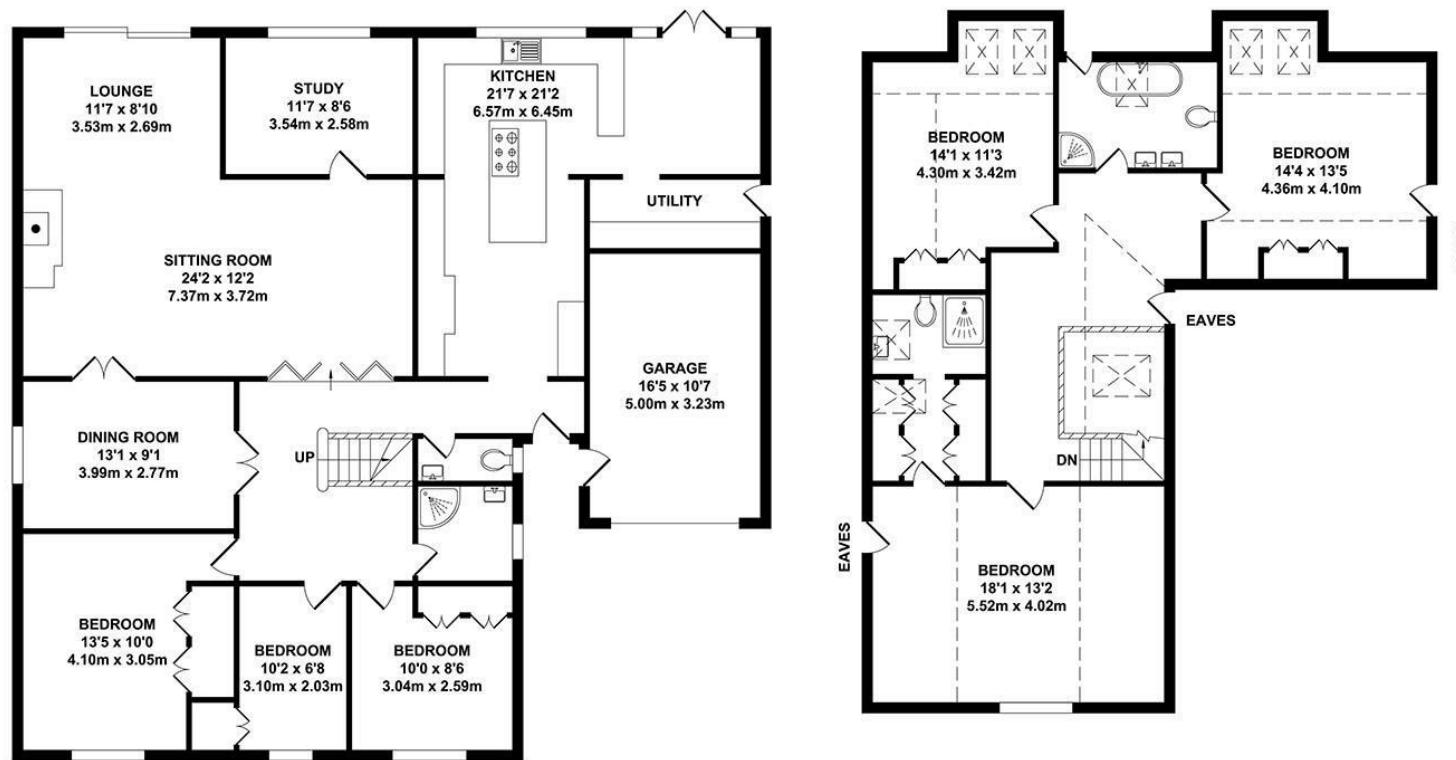
One of the standout features of this home is its beautifully manicured, westerly-facing garden—an idyllic outdoor space that has been lovingly maintained to provide the perfect setting for relaxing al-fresco dining, or children's play. Enjoy stunning sunsets and peaceful views in this private and serene setting.

To the front of the property, you'll find ample private parking, making everyday living convenient and accommodating for multiple vehicles or visiting guests.

This is a rare opportunity to acquire a spacious and adaptable home in a sought-after rural location, where peace, privacy, and practicality come together in perfect harmony. Whether you're upsizing, relocating, or simply looking for more space in a scenic spot, this property offers something truly special.

- Flexible Family Home
- Extensively Renovated/Modernised
- Ample Private Parking
- Idyllic Countryside Views
- Positioned on Large Plot
- 10 Minute Drive from Borough Green, and Mainline London Station
- Large Westerly Facing Garden
- Viewing Encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
1776 SQ.FT.  
(164.97 SQ.M.)

TOTAL APPROX. FLOOR AREA 2705 SQ.FT. (251.31 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FIRST FLOOR  
APPROX. FLOOR AREA  
929 SQ.FT.  
(86.34 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	73
EU Directive 2002/91/EC			



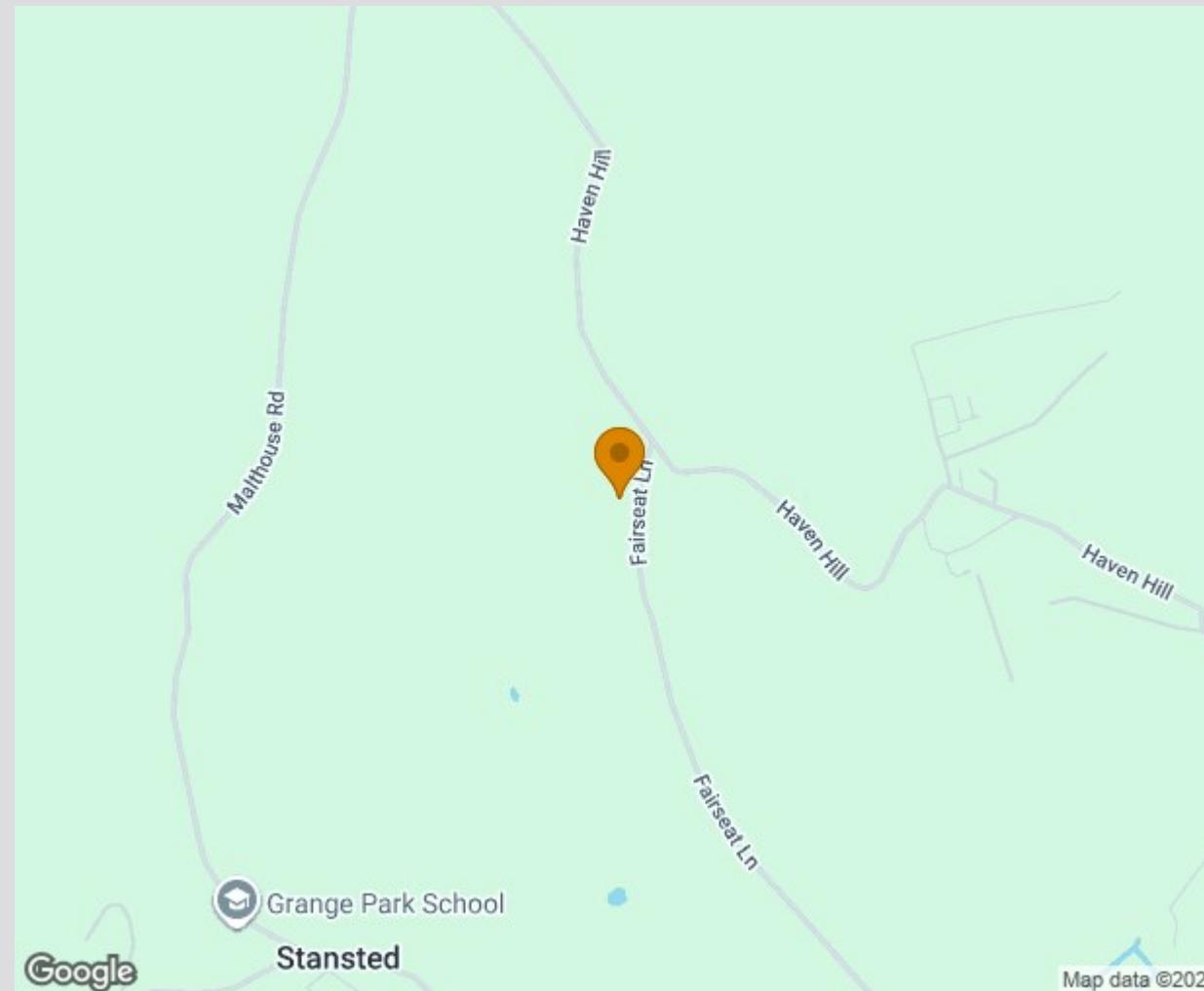


## Location Map

Tenure: Freehold

Council tax band: F

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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