



**\*\* PRICE RANGE £1,500,000 - £1,595,000 \*\***

A delightful four double bedroom Grade II Listed farmhouse, believed to originate from the 17th Century, set amidst its own gardens and grounds totalling in excess of five and a half acres, complete with paddocks, stabling and private tennis court. The property boasts an idyllic rural location within easy reach of Hildenborough mainline rail station providing fast links to London Bridge / Charing Cross, as well as Nizels Golf and Health Club just over half a mile further along Nizels Lane. A wider array of all shopping, social, leisure and educational facilities can be found in the near neighbouring town of Sevenoaks.

This most attractive property boasts a wealth of charm and character features, including multiple exposed timbers and beamed ceilings, brace doors with wrought iron latches and attractive casement windows. The well planned and generously proportioned interior currently comprises a sitting room with statement Inglenook fireplace, dual aspect dining room with wood burner stove, additional dual aspect family room and a farmhouse style kitchen / breakfast room complete with Aga. To the first floor the spacious master bedroom is accompanied by an en-suite bathroom, whilst three further double bedrooms share the family bathroom. Externally the property boasts beautiful formal gardens which include a fruit orchard and vegetable garden, an array of outbuildings that include a listed timber barn, stable block and double detached garage, a tennis court and two paddocks (the first being circa one acre and the other approaching four acres). Your internal viewing comes highly recommended in order to fully appreciate all this wonderful home has to offer.

## Nizels Lane

Hildenborough, Kent, TN11 8NX Freehold



4



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Offers In Excess Of £1,500,000

### ENTRANCE PORCH

Glazed windows to three sides, entrance door, brick floor and original front entrance door (with glazed insert) providing access to the sitting room.

### SITTING ROOM

Window to front, radiator, exposed feature wall timbers and beamed ceiling, fitted carpet, and TV point. There is an impressive Inglenook fireplace with bressummer over as the focal point for the room, internal window to inner hallway and accompanying lever latch door (with glazed insert) providing access to the inner hallway.

### INNER HALLWAY

Window to rear providing delightful garden aspect, double radiator, feature beamed ceiling, fitted carpet, telephone point, staircase to first floor landing and lever latch doors to all rooms.

### DINING ROOM

Dual aspect second reception room has windows to front and side each with delightful garden aspect, radiator, fitted carpet, exposed feature wall timbers and beamed ceiling, inset wood burner stove set on stone hearth with wood surround as the focal point for the room.

### FAMILY ROOM

Triple aspect third reception has window front, rear and side, each providing a delightful aspect over the gardens, feature exposed stone wall, beamed ceiling, double radiator, fitted carpet, TV aerial lead and built in low level units provide space and plumbing for washing machine / tumble dryer. Lever latch door to walk in storage closet housing meters, internal window returns to rear lobby.

### REAR LOBBY

Part glazed rear door provides direct access to the gardens, quarry tiled floor and lever latch door to ground floor WC.

### GROUND FLOOR WC

Window to rear, quarry tiled floor, white suite comprising low level WC and corner wash basin with splashback tiling.

### KITCHEN / BREAKFAST ROOM

Spacious, dual aspect kitchen / breakfast room has windows to rear and side, each providing a delightful aspect over the gardens, radiator, inset downlighting, tiled floor and localised wall tiling. The kitchen comprises an extensive series of matching wall and base units set with work surface tops incorporating a double sink unit and drainer, integrated dishwasher and fridge over freezer, oil fired AGA range as the focal point for the room, lever latch door to walk in larder and door to exterior.

### FIRST FLOOR LANDING

Two windows to rear providing delightful views over the gardens, radiator, fitted carpet, exposed feature wall timbers and beamed ceilings, lever latch doors off.

### MASTER BEDROOM

Dual aspect double bedroom has windows to rear and side providing delightful aspect over the gardens, double radiator, fitted carpet, series of built in wardrobe fitments and door to the en-suite bathroom.

### EN-SUITE BATHROOM

Window to side, radiator, inset downlighting, shaver point, white suite comprising enclosed panel bath with tiled surround and wall mounted shower unit, close coupled WC and wash basin set in vanity surround with marble worktop, three piece inset mirror and storage cupboard beneath.

### BEDROOM TWO

Double bedroom has window to front with delightful aspect over the gardens, radiator, fitted carpet, exposed feature wall timbers and beamed ceiling, series of built in wardrobe fitments.

### BEDROOM THREE

Double bedroom has two window to front with delightful aspect over the gardens, double radiator, fitted carpet, exposed feature wall timbers and beamed ceiling, built in storage closet and inset vanity unit complete with wash basin and storage cupboard beneath.

### BEDROOM FOUR

Dual aspect double bedroom has windows to front and side, each providing delightful aspect over the gardens, radiator, fitted carpet, exposed feature wall timbers and beamed ceiling, series of built in wardrobe fitments, wash basin with tiled splashback and integrated storage cupboard beneath.

### FAMILY BATHROOM

Window to rear, radiator, tile effect vinyl flooring and localised wall tiling. White suite comprises panel bath with wall mounted shower unit and screen, close coupled WC and wash basin inset to marble worktop with integrated storage cupboard beneath.

### GARAGE & PARKING

With access via a five bar gate from Nizels Lane, the main parking area is gravelled with parking for several cars leading to the double detached garage (327 sq.ft with power and light connected).

### OUTBUILDINGS

There is a listed timber barn (134 sq.ft) situated between the farmhouse and the double garage currently used as a garden store / log store). There is a lapsed planning permission and listed building consent (ref: 11/02181/LB) for the existing building to be converted and extended to provide home office within the curtilage of existing Listed Building.

The stable block (337 sq.ft) comprises twin stables and a tack room and hay store with power, light and water connected to it.

### GARDENS & GROUNDS

Mansers Farm is set within its own delightful gardens and grounds totalling 5.62 acres. There is a pedestrian gate opening to a pretty central paved pathway which leads to the front entrance, flanked by well stocked flowering shrub borders and level lawns to either side. To the northern boundary there is a fruit orchard with Apple, Pear, Damson and Victoria Plum trees. Directly behind the garage and garden store lies the vegetable garden complete with greenhouse, detached studio / gym (with electric) and two Victorian cold frames. The remainder of the formal gardens lie to the rear of the property, incorporating a charming stone terrace with feature well, bordered by low level box hedging that makes an ideal area for sitting out and entertaining, leading to an expanse of lawn.

A five bar gate from Nizels Lane leads down a track to the right hand side of the property to a paddock of circa 1.17 acres comprising the stable block and the fully enclosed tennis court beyond.

A second paddock of circa 3.76 acres is located to the left of the property, benefitting from its own separate vehicular access from Nizels Lane with two field shelters to the Southern boundary. A public footpath runs from east to west across the paddock.

### ADDITIONAL INFORMATION

The property is freehold with all mains services connected except for gas. The heating is oil fired central heating.

Council Tax band G

Grade II Listed





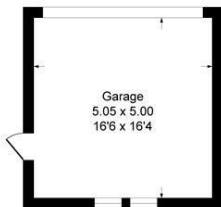
**Mansers Farm, Nizels Lane,  
Hildenborough, Tonbridge, Kent, TN11**

Approximate Gross Internal Area 199.0 sq m / 2142 sq ft

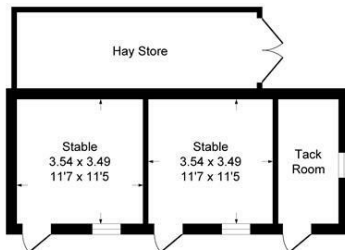
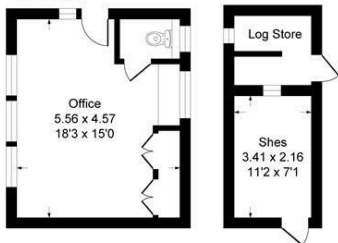
Garage = 25.2 sq m / 271 sq ft

Outbuildings = 69.3 sq m / 744 sq ft

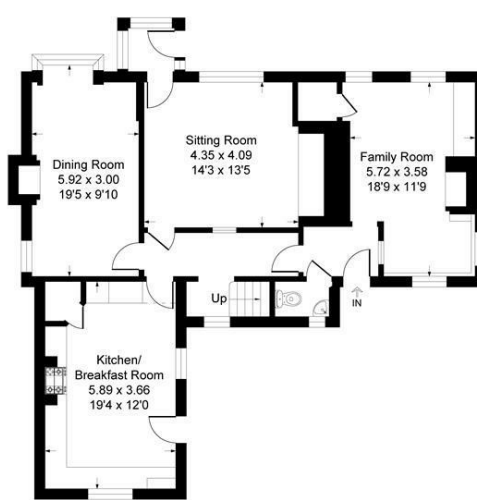
Total = 293.5 sq m / 3157 sq ft



**Garage**



**Outbuildings**



**Ground Floor**



**First Floor**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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