



FORDCOMBE MANOR

Spring Hill, Fordcombe, Kent



AN EXCEPTIONALLY CHARMING MANOR HOUSE SURROUNDED BY BEAUTIFUL GARDENS AND GROUNDS WHICH INCLUDE A SWIMMING POOL, TENNIS COURT AND MULTIPLE OUTBUILDINGS.

Summary of accommodation

The Manor House

Reception hall | Drawing room | Sitting room | Dining room | Study Kitchen/breakfast room | Utility room | Cloakroom | Cellar/games room
Further cellar used as an office/workroom | Playroom | Kitchen gallery | Two en suite bedrooms | Two further bedrooms | Family bathroom
Top floor bedroom suite with dressing room and bathroom | Attic store

Outbuildings

Two substantial period barns, one thatched, used as storage and garaging with stables attached, the other equipped as a pool house

Gardens and grounds

Formal garden | Meadow | Swimming pool | Tennis court | Football lawn | Paddocks

In all about 8.68 acres

Distances: Penshurst 2 miles, Tunbridge Wells 4.8 miles

Hildenborough 6.5 miles (London Bridge from 36 minutes and London Cannon Street from 39 minutes)

Central London 44 miles (All distances and times are approximate)

SITUATION

Fordcombe Manor lies within the High Weald AONB, very well located for commuter links to central London. Mainline rail services run from Tunbridge Wells, Hildenborough or Tonbridge, serving London Bridge, Waterloo East, Charing Cross and Cannon Street. Langton Green, Penshurst and Groombridge all have primary schools, a church, sports facilities and pubs and local shops and there is a farm shop on the Langton Green-Groombridge road.

Tunbridge Wells is approximately 5.2 miles, with high street shops, supermarkets, theatres, cinemas, cafés, restaurants and the historic Pantiles on the south side of town. East Grinstead is approximately 12 miles and Lewes approximately 24 miles to the south.

Tunbridge Wells, Tonbridge and Sevenoaks have Kent Grammar schools and there is a wide choice of private options, with preparatory schools at Holmewood House (Langton Green), Rose Hill and The Mead in Tunbridge Wells. Senior schools, include Tonbridge for boys, Mayfield and Benenden for girls, with and co-ed options at Sevenoaks Eastbourne and Brighton and Bedes at Upper Dicker.

For leisure, there is horse racing at Lingfield Park, Plumpton and Brighton racecourses, golf at the Nevill in Tunbridge Wells, Hever, The Royal Ashdown Forest at Forest Row and the East Sussex National at Uckfield. Historic houses include Hever Castle, which has open air theatre productions in the summer, Penshurst Place and Chiddingstone Castle. Water sports include sailing and fishing at Bewl Water, which also has cycling and walking trails.



THE MANOR HOUSE

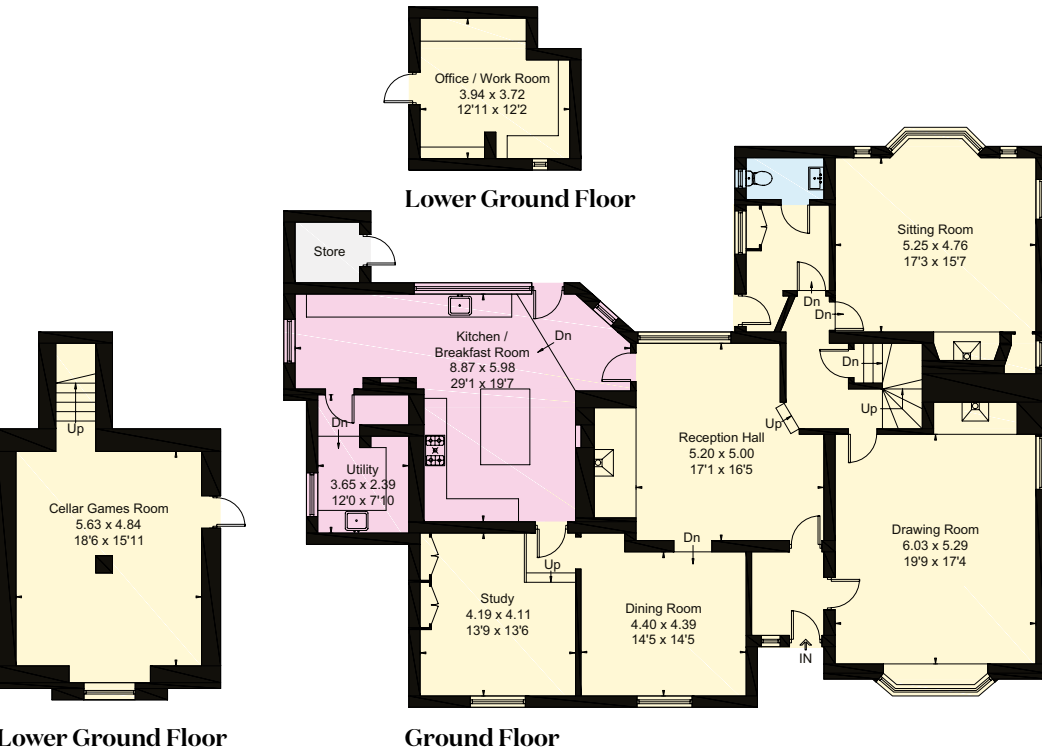
This stunning restored period manor house comprises a sixteenth century framed structure with an early seventeenth century gabled wing to the right-hand side. The property is Grade II* listed as a grouping of buildings, including the two barns and is set in a commanding elevated position.

Features throughout the house include impressive exposed mellow beams and open studwork, leaded-light mullion windows (some featuring projecting frames) providing good light and distant views in all directions. There are wide inglenook fireplaces with wood burning stoves to the two principal receptions and an open fire in the reception hall, supplementing the modern central heating system, with its period-style radiators. In the main, there are generous ceiling heights reflecting the status of the house.

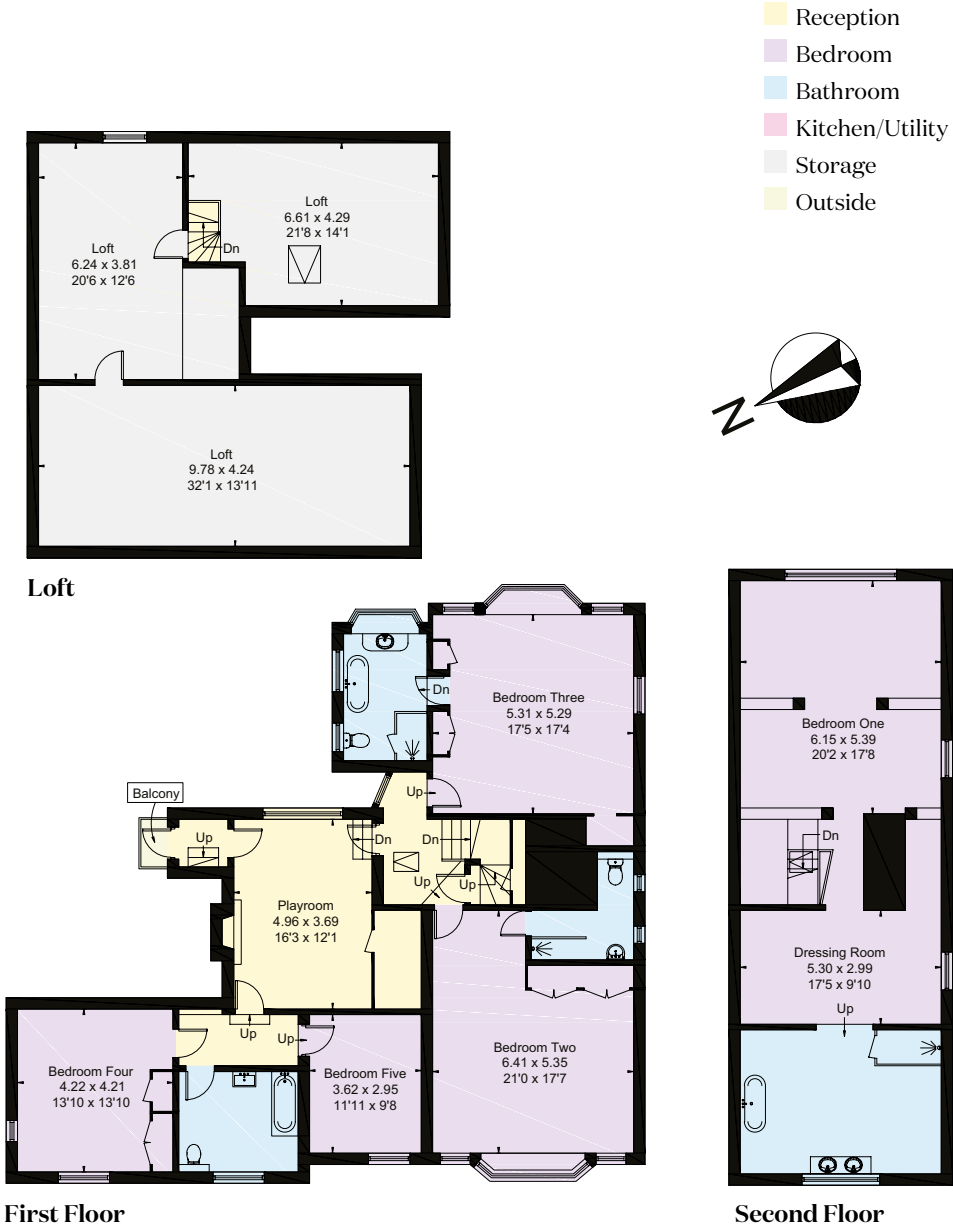
Modern adaptations include a beautiful and well-equipped Tom Howley painted kitchen, with white marble worktops, incorporating an island breakfast bar, Bertazzoni range cooker with halogen hob and concealed extractor above, integrated larder fridge/freezer, dishwasher and warming drawer, drinks' fridge and Quooker tap. There is a mix of timber and attractive red tiled flooring to the ground floor, with modern oak flooring to the kitchen, dining room and the utility room. The bedrooms are smart throughout with clean lines giving a contemporary twist which nicely complements the period details.



THE MANOR HOUSE



Approximate Gross Internal Area 486.1 sq m / 5232 sq ft
Loft = 98.1 sq m / 1056 sq ft
Total = 584.2 sq m / 6288 sq ft
Including Limited Use Area (4.7 sq m / 51 sq ft)



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.



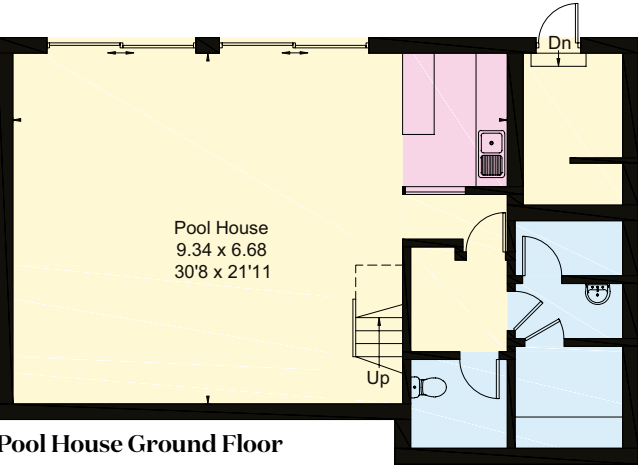
THE BARNS

The thatched barn is an impressive structure used for storage/garaging and with two attached loose boxes. The pool house/party barn is a wonderful double height summer entertaining area, with sliding glazed doors onto the sheltered swimming pool, enclosed by walls and hedging. Impressive, with its exposed timber frame and brick block and timber flooring, the pool house provides a kitchen and a mezzanine gallery/stage, with changing room facilities below.

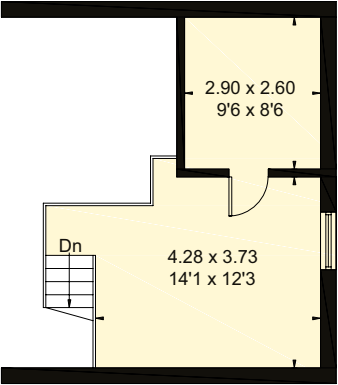
A three-bedroom cottage is available by separate negotiation.



THE OUTBUILDINGS



(Not Shown In Actual Location / Orientation)



Approximate Gross Internal Floor Area
Outbuildings: 226.5 sq m / 2438 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)



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.

GARDENS AND GROUNDS

There is a tennis court on the raised land by the pool, with a wild flower meadow beyond, leading up to a further lawn, used for football goals etc. The paddock at the front stretches down to the road, with the public footpath crossing a small area. Outside, the house sits within a grouping of period buildings with parklike grounds to the front, right down to the road, including lawn and paddock and a small orchard.

The property enjoys an extensive private driveway for parking, accessed through the electric gated entrance from the private approach lane. Behind the house, directly accessed from the kitchen, there is a fine landscaped, brick-blocked, part-walled terrace, leading onto a delightful formal lawned garden with well stocked mature borders.



PROPERTY INFORMATION

Services: Mains water and electricity. Oil-fired central heating. Private drainage via septic tank.

Agent Notes: Buyers will need to upgrade the private drainage system and will need to make their own investigations accordingly. Please note, the initial driveway from the road to the electric gate is shared. The neighbouring property has a right of way across the lower driveway.

Tenure: Freehold

Local Authority: Sevenoaks District Council

Council Tax: Fordcombe Manor – Band H

EPC Ratings: Fordcombe Manor – F

Simon Biddulph
01892 772942
simon.biddulph@knightfrank.com

Knight Frank Tunbridge Wells
47 High Street, Tunbridge Wells
TN1 1XL

knightfrank.co.uk

Edward Rook
020 7861 5115
edward.rook@knightfrank.com

Knight Frank National Country Department
55 Baker Street, London
W1U 8AN

Oli Streeter
020 3967 7176
oliver.streeter@knightfrank.com



Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated September 2026. Photographs and videos dated May 2024 and September 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



