

BARNGATE FARM SEVENOAKS | KENT





BARNGATE FARM

ST CLERE HILL ROAD | SEVENOAKS | KENT TN15 6AH

Wrotham 3 miles | Sevenoaks 7 miles
Tunbridge Wells 16 miles | London 30 miles

Detached 5/6 bedroom house with landscaped gardens and grounds
2 bedroom annexe/guest wing with income potential
Agricultural barn with internal stabling adjacent to the main dwelling
Swimming pool
Planning permission for a double garage and tennis court granted
Cattle Barn with potential (STPP) situated away from the main dwelling
Paddock Land and Woodland

IN ALL APPROXIMATELY 13.51 ACRES

GUIDE PRICE – £2,400,000



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Viewing strictly by appointment only with the
Sole Agent BTf Partnership

These particulars are intended only as a guide and
must not be relied upon as statements of fact.





INTRODUCTION

Barngate Farm is a comfortable family home on the outskirts of the village of Wrotham in the North Downs. It has well maintained landscaped gardens and grounds and is situated in a rural yet accessible position with easy access to the national motorway links. Barngate Farm is a diverse property with many different components with opportunities to develop it further. The residential elements are located are neatly separated away from the agricultural and equestrian elements of the property with views out to the pastureland and neighbouring woodland. The property has a pleasing mix of residential, amenity, agricultural, equestrian uses throughout.

LOCATION

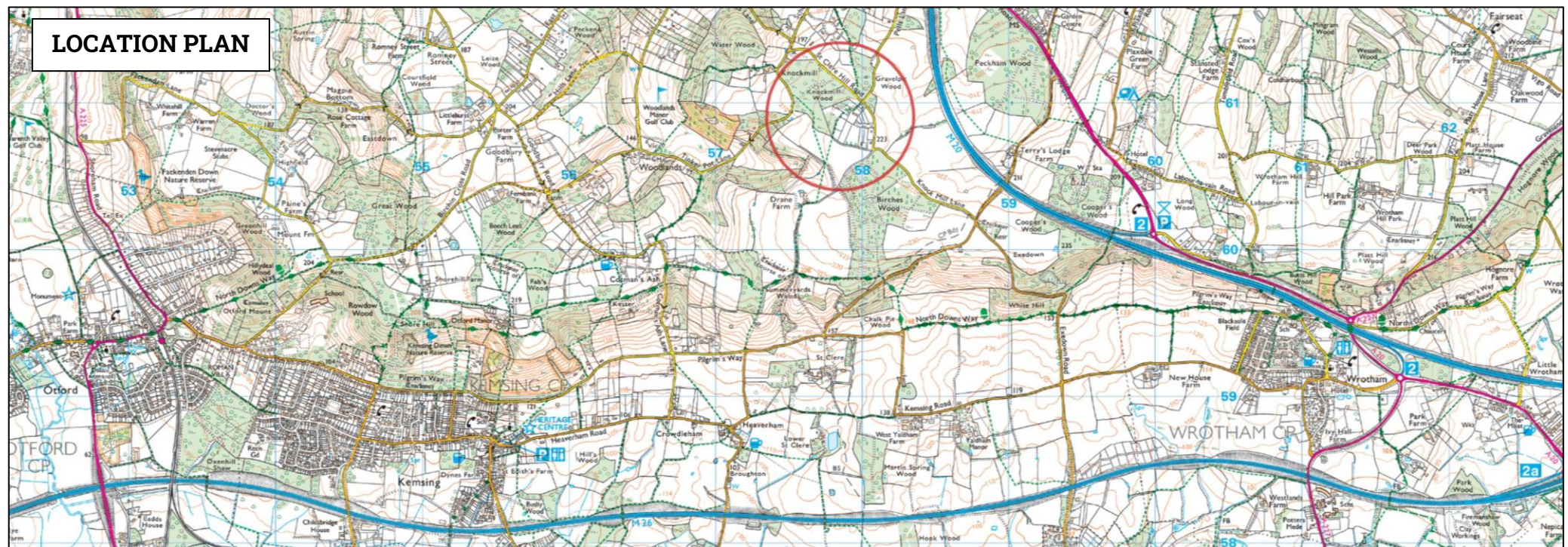
Barngate Farm is situated just to the north west of the village of Wrotham down St Clere Hill Road in a highly desirable part of Kent. Wrotham is able to provide the majority of day-to-day facilities including shops, schools and public houses with the larger town of Sevenoaks 7 miles to the south west providing a more comprehensive range of facilities and amenities along with links to Royal Tunbridge Wells and London. The national motorway network and links to the M20 and M26 is only 2 miles south. Please see the Location Plan below for the exact location of the property in relation to the surrounding towns and villages.

DIRECTIONS

From junction 2 of the M20, exit and continue north on the A20/London Road for approximately 1 mile. Continue left onto Terry's Lodge Road southbound for approximately 0.7 miles until reaching the crossroads, turning right onto Knock Mill Lane. Continue for a mile taking you onto St Clere Hill Road where the property entrance will be on your left, opposite Pells Lane.

WHAT THREE WORDS

///warm.maps.motor (Driveway Entrance)



GENERAL DESCRIPTION

Barngate Farm comprises a small holding with potential in a sought after location in the North Downs south east of the capital. The property is made up of various component parts and those parts are as follows: -

BARNGATE HOUSE

A beautifully designed detached House in the centre of the holding is of brick and timber construction under pitched clay tile roofs. The house is spacious throughout providing good sized reception rooms, vaulted entrance hall and four/five bedrooms on the first and second floors. Floor plans showing the exact layout of the property are overleaf for further information although a detailed description of accommodations is as follows: -

The Front Door opens to vaulted **Reception Hall/Dining Hall** featuring a bressummer beam fireplace with woodburner and door to the right through to the **Study/Bedroom 6** with **Downstairs Cloakroom, Shower Room** and **Rear Garden**. Further doors from the Entrance Hall lead to **Drawing Room** with bressummer beam fireplace with log burner and doors to Rear Garden. Double doors leading off left go through to the **Family Room** with further doors to Rear Garden. The Dining Room opens up through to the **Kitchen** with door through to the **Rear Entrance Hall**. This Entrance Hall leads through to the Annexe.

Stairs lead from the Entrance Hall to the **Galleried First Floor Landing** with doors to **Master Bedroom Suite** with walk in **Dressing Room** with stairs up to the attic, fitted wardrobes, doors to **Ensuite Bathroom** with wash hand basin, w/c, roll top bath tub and walk in shower. Further doors lead from the Landing to **Fitted Storage Cupboards, Bedroom 2** (double) double aspect with en suite bathroom with shower, w/c and twin wash hand basins. **Bedroom 3** (double) and **Bedroom 4** (double), both have doors from the landing and use the **Jack and Jill Bathroom** ensuite that adjoins Bedroom 2.

Stairs from the First Floor Landing lead up to the **Office/Bedroom 5** (double) with **Eaves Access**.

Annexe/Guest Wing

The annexe benefits from a separate access to the main dwelling but is currently used as part of the main house. The internal accommodation comprises the following:-

The Front Door to the annexe leads to **Rear Entrance Hall** with doors to **Rear Garden, Utility Room**, and **Studio** with doors to Rear Garden.

Stairs lead up from the **Entrance Hall** to **Hall** with doors to **Bedroom 1** (double) with **Ensuite** with shower, w/c and wash hand basin, and to **Bedroom 2** (double) with shower, w/c and wash hand basin.

The Total Gross Internal Area for the House is 6,161ft².



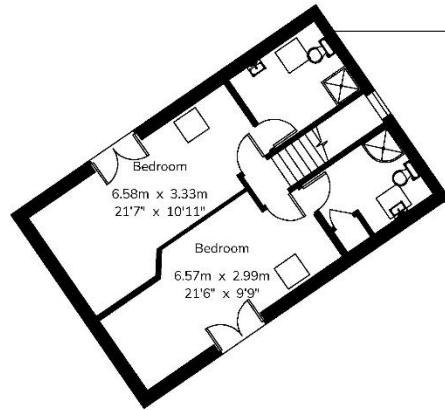




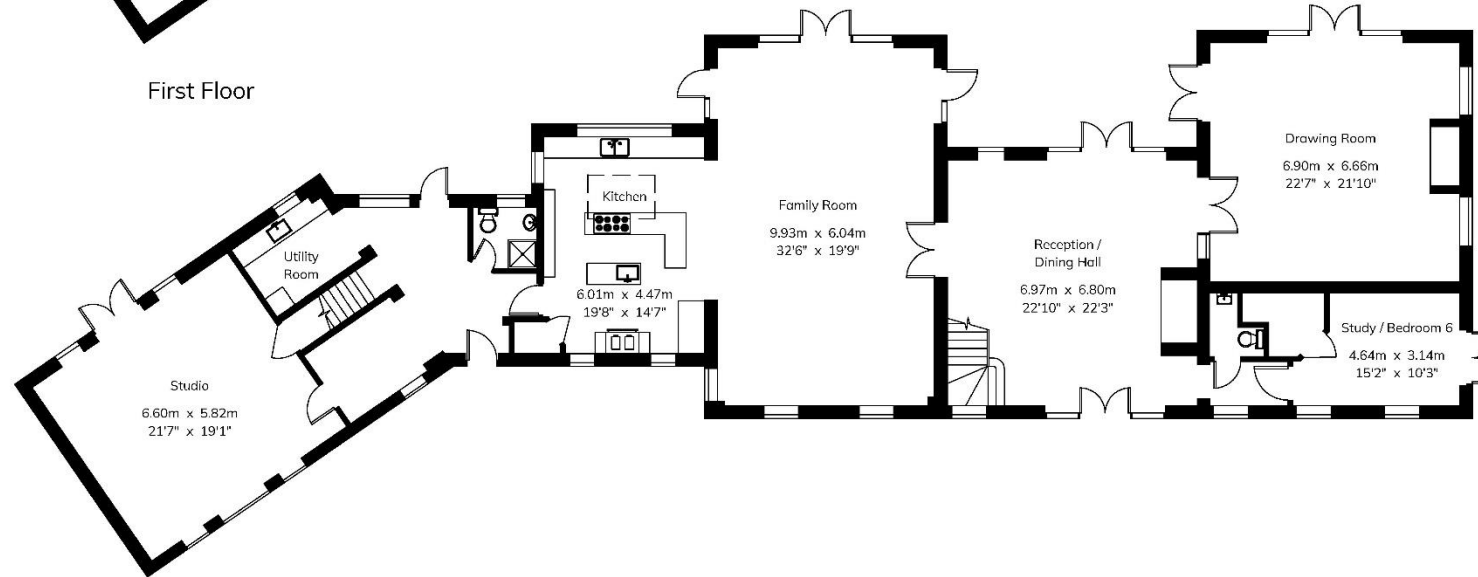
HOUSE & ANNEXE FLOOR PLANS

Barngate Farm

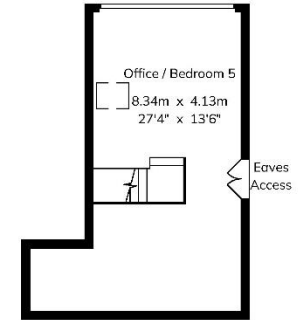
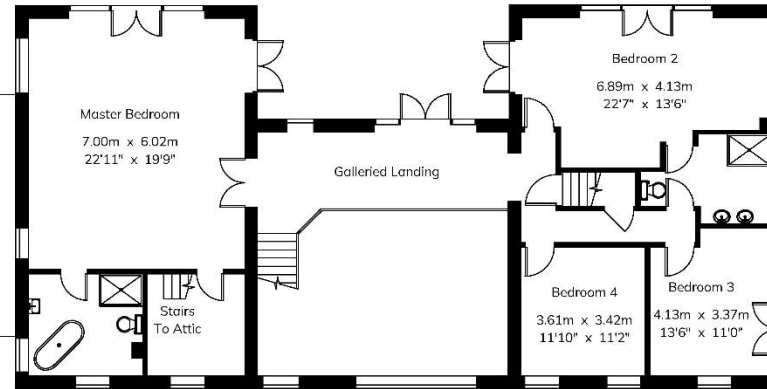
Gross Internal Area : 572.4 sq.m (6161 sq.ft.)



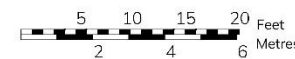
First Floor



Ground Floor



Second Floor



For Identification Purposes Only.

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GARDENS

The **Gardens** at Barngate Farm encompass the main residence and comprise matured and bedded lawned gardens with **Large Patio Area** and views over the **Paddock Land**. There is a **Swimming Pool** with large surround and **Seating Area** along with two **Summerhouses** over looking. There is a large **Driveway** with space for multiple vehicles to the north of the house. There is planning permission granted for a Double Garage and Tennis Court situated in the driveway under reference 06/00255/FUL – Sevenoaks District Council. The residential curtilage extends to 1.51 acres in total.





STABLING & AGRICULTURAL BARN

There are two agricultural barns located at Barngate Farm, situated on a large hard standing yard area. The buildings comprise the following: -

Workshop & Stable Barn – A steel portal frame building with a concrete floor clad in a steel box profile sheeting under a steel box profile sheet roof. Currently used as a **Farm Workshop** with the lean to housing **Four Loose Boxes** and **Tie Up Area**.

Cattle Barn – A steel portal frame building clad in steel box profile sheeting under a steel box profile sheet roof with a dirt floor. Currently used for storing farm equipment but previously used to house the family's cattle.

Floorplans for the buildings are opposite for further information and the total Gross Internal Area in 5,231ft².

AGRICULTURAL BARN, YARD & STABLES



Barn / Stables
15.30m x 15.30m
50'0" x 50'0"

Bin
19.00m x 9.30m
62'0" x 30'6"





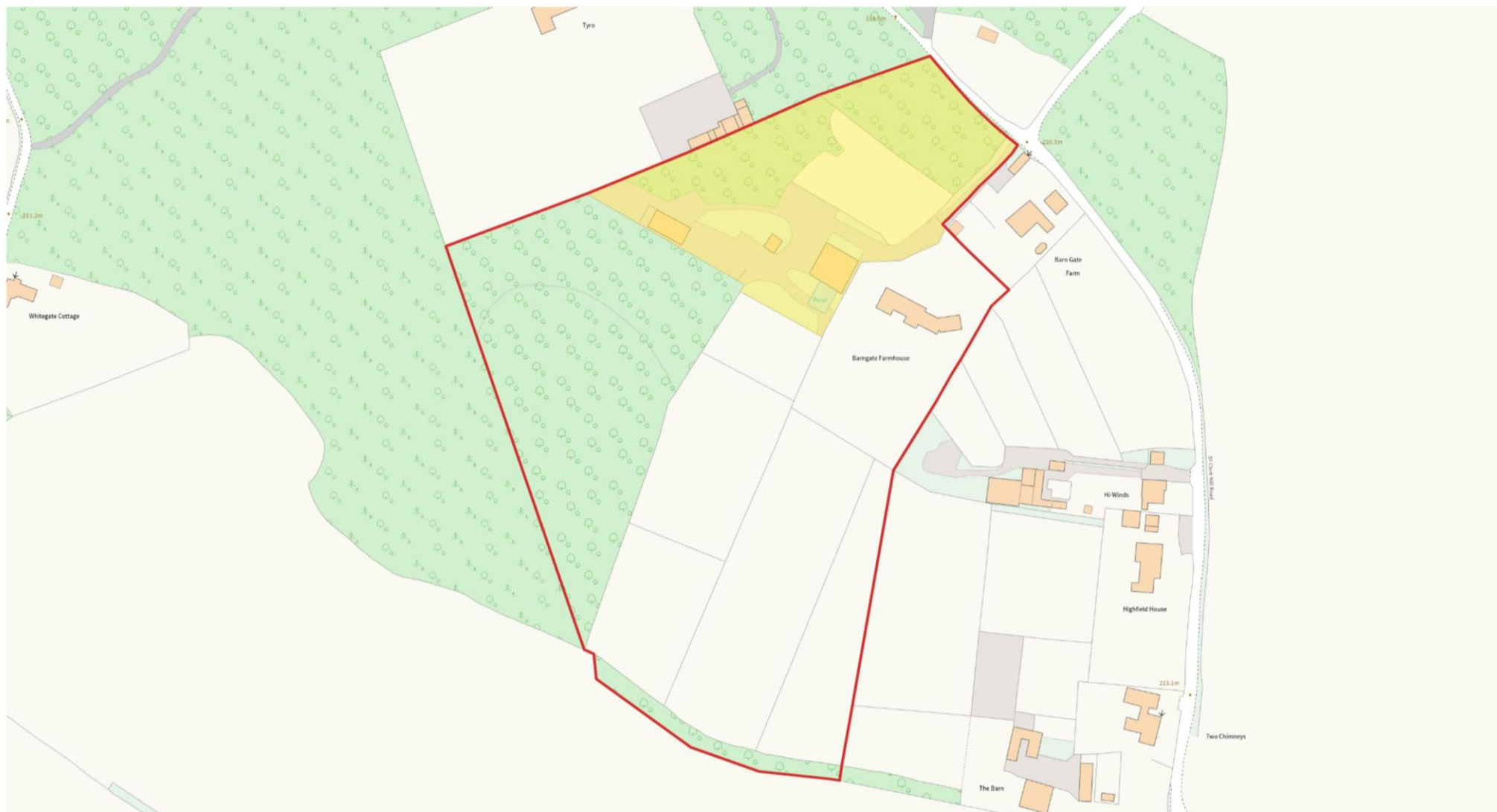






PADDOCK LAND & WOODLAND

The Paddock land and Woodland at Barngate Farm sit to the South and West of the residential element and are well fenced throughout. The land is all laid down to grass and has post a rail fencing securing the boundaries. Currently used to graze horses. The land is classified as Grade 3 on the Agricultural Land Classification Plan for England & Wales with fertile soil types consistent for this part of the county. The land and woodland extend to a total approximately 10.72 acres.



Produced on Land App, Aug 11, 2025.

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50 m
Scale 1:2500 (at A4)



SERVICES

The property is connected to mains electricity, mains water and private drainage. Heating is provided via an oil heating system. **Please Note:** None of these services have been checked or tested.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from their own inspection and from the Land Registry plans available.

ACCESS

Access to the property is directly from St Clere Hill Road. As far as we are aware this is an adopted public highway. Please note that a Highways Search has not been submitted.

METHOD OF SALE

The property is offered for sale by Private Treaty. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required. The vendor also reserves the right to not accept any offer.

TENURE

The property is registered under Land Registry Title Number K490265. Copies of the Office Copy Entries and Title Plan is available from the selling agents on request.

OVERAGE

The area coloured yellow on the Boundary Plan will be subject to an overage agreement for 25% or any uplift in value over a 25 year period for any residential development only.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. There is a public footpath crossing the property. A Public Rights of Way Plan can be requested from the Selling Agents.

COUNCIL TAX

Band G

EPC RATING

Band D - A copy of the Energy Performance Certificates is available from the selling agents on request.

PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

LOCAL AUTHORITY

Sevenoaks District Council, Council Offices, Argyle Road, Sevenoaks TN13 1HG

PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of purchasers.

PHOTOGRAPHS

The photographs within this brochure were taken in July 2025.

ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these sale particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the vendor's sole agent. If you would like to view, please contact Alex Cornwallis on the contact details below.

Tel: 01233 740077 (Challock Office)
Mob: 07799 846872 (Alex Cornwallis)
Email: alex.cornwallis@btfpartnership.co.uk

GUIDE PRICE

£2,400,000



Land and Property Experts

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