



Fauchons

Philpots Lane, Hildenborough, Tonbridge, Kent

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A spacious detached family home with secondary accommodation in a sought after village location

Impressive detached family home of excellent proportions, with a versatile range of outbuildings, set in manicured gardens & grounds of 2.4 acres, within 0.7 miles of Hildenborough station.



4 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



OUTBUILDING GARAGING



2.4 ACRES



FREEHOLD



VILLAGE



4,726 - 7,598 SQ FT



GUIDE PRICE £2,995,000



The property

Fauchons is situated within the Green Belt in a sought after semi-rural location conveniently located within the village.

The impressive reception rooms comprise a double aspect sitting room with a bay window and feature fireplace, a beamed dining room and a snug, both with fireplaces and doors opening to the terrace. The superb south facing orangery has a vaulted light well with double doors opening to the terrace.

The well-appointed kitchen is fitted with a range of wall and base units with granite worktops, an island, a four oven Aga, a walk-in larder, and is open to the orangery. Leading from a rear hall with a wine and domestic cupboard is a laundry/utility room providing additional space for appliances, and a boiler room with a W.C. From the oak floored front hall is a cloakroom which completes the ground floor accommodation.

Stairs rise from the entrance hall to a first floor galleried landing. The principal bedroom suite which features an attractive fireplace and delightful views over the grounds, is served by an en suite bathroom with feature bath, twin basins, walk-in wet room shower, W.C and bidet. There are four further bedrooms, two of which have en suites, together with a family bathroom incorporating a sauna.

Arranged over the second floor and completing the accommodation is a bedroom with en suite bathroom, a sitting/play room and access to ample eaves storage.





Outside

Fauchons is accessed via a gated driveway flanked with lawn and hornbeam hedging, culminating at the house and garaging. The heated garage block has a separate workshop, a garden W.C, a games store and first floor staff accommodation or office suite with shower room and kitchen.

Additionally situated around a yard there is a traditional Kentish oak framed tractor barn, wood workshop, two garden stores with storage over, and a greenhouse.

Location

Fauchons is situated within the Green Belt in a sought after semi-rural location conveniently located within 0.7 miles of Hildenborough station and 1.2 miles from the village which provides local shopping facilities, a village hall, schools, café, bus stop, public houses and a church.

Mainline Rail Services: Hildenborough (0.7 miles) to Cannon Street/Charing Cross/London Bridge.

Sporting Facilities: Nizels Golf Club in Hildenborough is close by with a private health/fitness centre. Hilden Golf Driving Range and Fitness Centre is nearby. Golf clubs in Sevenoaks include Wildernesse and Knole. Sevenoaks leisure centre. Squash Club at Tonbridge School.

Communications: Access to the A21 is about 2.7 miles and links with the M25, other motorway networks and Gatwick and Heathrow Airports.



Distances

- Hildenborough 1.2 miles
- Sevenoaks 5 miles
- Tonbridge 4 miles

Nearby Stations

- Hildenborough 0.7 miles
- Sevenoaks station 5.5 miles
- Tonbridge station 4.3 miles

Key Locations

- Hever Castle & Gardens
- Knole National Trust House
- Kent Downs National Landscape
- Royal Tunbridge Wells
- Brands Hatch racing circuit

Nearby Schools

- Hildenborough Church of England Primary School
- Stocks Green Primary School
- Leigh Primary School
- Weald Community Primary School
- Hilden Grange School
- Hilden Oaks Preparatory School
- Leigh Academy, Hugh Christie
- Sackville School
- Tonbridge School
- Sevenoaks School
- Solefields Prep School
- New Beacon Prep School
- Walthamsow Hall School









Floorplans

House internal area 4,726 - 7,598 sq ft
(439 - 706 sq m)

For identification purposes only.

Directions

TN11 8PB

what3words ///spice.money.flats

General

Local Authority: Tonbridge & Malling Borough Council

Services: All mains services - water, electricity, drainage, gas

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: H

EPC Rating: C



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8655583/SS

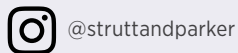
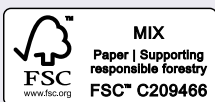
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com
struttandparker.com



Over 50 offices across England and Scotland,
including Prime Central London

For the finer things in property.

