



The Old Dairy Farm

— Edenbridge —

Exceptional 50 Acre Country Estate

A Unique Turn Key Opportunity

www.theolddairyfarmestate.com



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Wine Cellar

General Specification

Entrance Hall, Drawing Room, Dining Room, Sitting Room, Cinema, Kitchen/Breakfast Room, Utility Room, Cloakroom, Wine Store, Master Suite, Three further Bedrooms all with En Suite facilities, Guest Cottage, Detached Triple Garage.

- Main House (Grade 2 Listed) Floor Area (gross internal) - 5,411 sq ft / 503 sq m
- Guest Cottage Floor Area (gross internal) - 1,411 sq ft / 131 sq m
- EPC = D

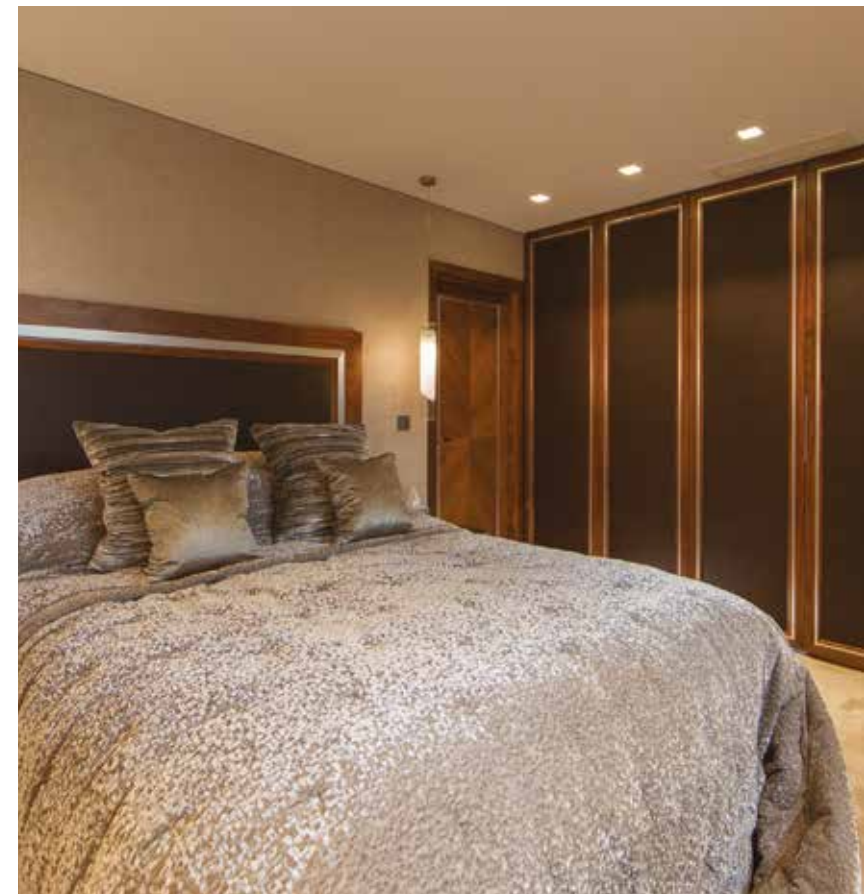
TOTAL Five bedrooms all with en suite
TOTAL (gross internal): 6,822 sq ft / 634 sq m
TOTAL Area about 50 acres

Freehold for Sale - Price On Application





Guest Cottage



Security

- Colour video entry phone system with two 7" access screens - CCTV security system and motion sensors
- Alarm with remote alarm monitoring and police interlink
- Mains operated smoke detectors to all areas
- Multi-point high security door locking system
- Security gates for access to front of the property

Technology

- Fully automated smart home system with lighting, audio and visual control -Complete with user-friendly iPad/iPhone interface
- TV mounting point to kitchen dining area
- Fully integrated surround sound wiring
- Fully concealed plastered-in ceiling speakers
- Geberit self-cleaning loos
- Underfloor heating throughout with individual room stats
- Further ceiling speakers to kitchen and master suite
- Outdoor speakers to courtyard
- Mood lighting with remote control throughout
- Air conditioning in majority of property

Great Hall

- Two Unique 66kg Venetian crystal chandeliers with Murano Crystals -Venetian crystal wall lights
- Automated voile curtains with geometric design
- Bespoke TV unit with bronze mirror
- Side table with Amber Murano glass pebbles
- High back tufted wing chairs with silk velvet fabric from Venice
- Iconic modular sofa upholstered in fabric, made in Italy
- Bespoke fur throw
- Bespoke console tables made from Zebrano and Jesmonite
- Unique coffee table with amber Murano glass pebbles
- Silk carpet with Antron carpet fibres

Cinema

- Matte black stretch ceiling system which is acoustically treated -Unique fabric design for bespoke cinema
- Moving wall panels with hidden sections
- Jesmonite Panels with a unique design specifically created
- Sculptured antique bronze metal panels bar
- Luxurious sofa upholstered in a bronze fabric
- Black Faux fur cushions
- Wall lights with silver finish and shades in black silk finish
- Bespoke coffee table with 12mm thick glass bullet proof design -Textured design door on a copy of Eel Skin
- Eel Skin wallpaper
- Black pony hide flooring with leather inserts

Bathrooms and Ensuites

- White glass Italian tiles
- Templated heated mirror wall panels
- Bespoke Roman blind covered in silk alligator skin design -Statuario marble
- 12mm thick glass shower panel coated in Ritec glass
- Corian constructed shower tray
- Heated glass towel rail
- Limited Swedish edition rock crystal wallpaper cloakroom -Bespoke designed basin unit with walnut structure
- Snake skin fabric panels
- Grey and black leathered granite work surface

Wine Cellar

- Bespoke designed unique staircase which is cast in aluminum -Eglomised antique mirror walling panels
- Automated roman blind incorporating silk/metal fabric
- Console table with elliptical burnt silver structure
- Matte Black mosaic flooring tiles with pony hide flooring
- Silver mirrored ceiling
- Hand carved Bath stone walling for ambient temperature
- Chrome wine wall rod design in NYC
- Perspex walling panels with floating effect
- Branch Structure door handles
- Stainless steel cladding that surrounds clear glass door
- Concealed lighting linked to RGB system within the house
- Matte Black mosaic flooring tiles

Guest Cottage

- Bespoke designed leather corner sofa
- Bespoke buffet unit in black American walnut finish
- Contemporary styled Italian handmade glass lighting
- Porcelain limestone flooring tiles
- Bespoke Roman blind with silk lining
- Bespoke kitchen units manufactured in Milan
- Limited Edition Walling tiles with satin finish
- Handmade glass cylinder architectural lighting
- Bespoke designed wardrobes including secret entry into ensuite
- Bronzed designed crocodile framed mirror

Master Bedroom

- Savoir Bed with Horse hair topper
- Stucco finished wallpaper with Silk stitched diamond pattern
- White crystal chandelier from Murano, Venice
- Bed spread with stucco silk fabric
- Scatter cushions with mountain snow cat fur
- Bedside tables in white lacquered finish and black silver lead accents
- Unique bed side table lamps hand blown in Venice with silk shades
- Bespoke headboard design in black sea silver lead finish
- Occasional chairs in black seal silver lead framer with Le'Lievre ottoman silk -Bespoke coffee table
- Silk carpets with Antron carpet fibres
- White snow cat fur throw with matching silk lining
- Artwork automatically reveals hidden wall TV by Juanma Reyes

Guest Bedrooms

- White crystal chandelier from Murano, Venice
- Duette blinds in colour to match design scheme
- Silk carpet with Antron carpet fibres
- Bespoke designed wardrobes in white lacquered finish
- Wardrobes are designed with velvet padded panels and bronzed metal -Bespoke designed headboard including bespoke bronzed handles
- Bespoke curtain holdbacks with velvet padded panel
- Hand carved ottoman, upholstered in Chenille velvet
- Handmade pelmets upholstered in chintz fish scale fabric
- Handmade curtains interlined with silk
- Mirrors creating infinity impression
- Bespoke coffee table in gold and murine finish
- Wall lights with Art Deco stems with black silk shades
- Bespoke hand carved Coco Chanel headboard in silk satin

Dressing Room

- White crystal chandelier from Murano, Venice
- Bespoke bench seating with silk upholstered bolster cushions

Dining Room

- Parisian silk fabric curtains
- Handmade chandelier in bronze finish with crystal droplets
- Bespoke dining room table in gold and murine finish
- Dining room chairs in black sea silver finish
- Buffet unit with Swarovski crystals
- Silk carpet with Antron carpet fibres

Reception Hall

- Venetian crushed marble to ceiling and walls
- Unique hand blocked antiqued wallpaper with silver/gold leaf
- Chandelier designed and manufactured from Murano Crystal
- Italian strung curtains of silk moiré
- Diamond design mirror in Italian silver leaf finish
- Black sea silver leaf finish chairs upholstered in damask fabric
- Rare antique French limestone floor
- Rare Glass unique glass table
- Silk hand knotted rug from Armani design house

Kitchen

- Mark Wilkinson Designer kitchen
- Gaggenau Appliances and AGA
- Acclaimed Belgium Blue Fossil Limestone flooring
- Venetian crushed marble to ceiling and walls
- Automated duette blinds
- Ferrari (Pininfarina) Bar Stools and dining chairs
- Chandelier with clear Murano glass design
- Antique mirror splash back fitted over AGA
- Silk alligator skin fabric design curtains with silk lining

Library

- High back love chair from Paris
- Bespoke cushions upholstered in Zinc fabric
- Bespoke rug consisting of wool and silk
- Double pinch pleat hand finished interlined curtains
- Solid mahogany desk finished in black sea silver finish
- Desk chair upholstered in ivory leather
- Side tables with Murano glass twist leg
- Wall lights with branch effect in aged silver

Gardens

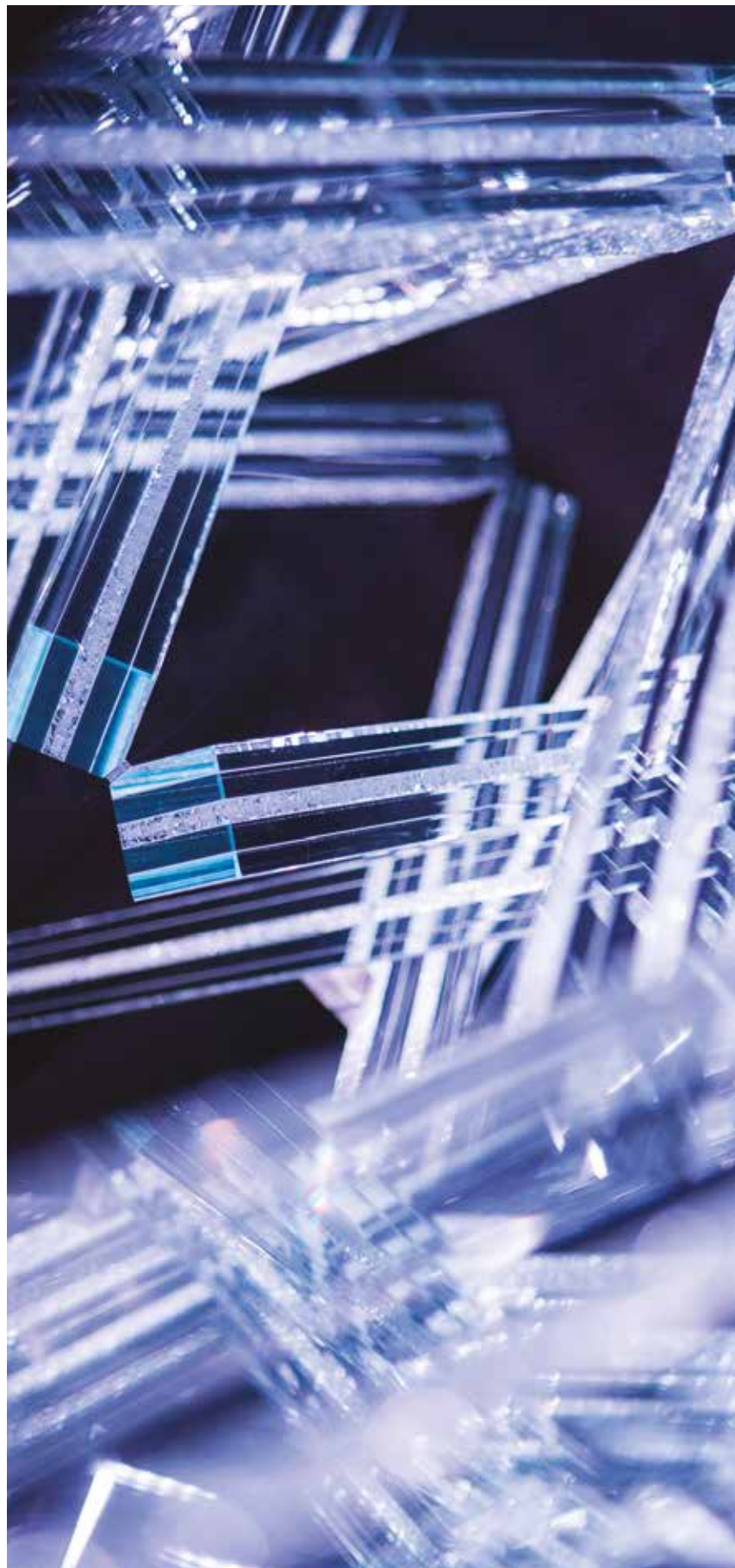
The 4.5 acres of gardens are part designed by Architectural Plants and Award winning Garden Designer Roger Platt. Including 8 Gold Medals, 3 Silver-Gilt Medals, the highly coveted 'Best in Show 2002' and 'The People's Choice Award' for the M&G Garden in 2010. Most recently, Roger's M&G garden celebrated the Chelsea Centenary and won Gold medal. Roger Platts is one of the most respected and demanded plantsmen in the UK.

The garden has a Alitex Greenhouse, the finest looking and the best built bespoke Victorian greenhouses in the world. The greenhouse grows many fruits including: grapefruits, oranges, lemons, lime and bananas.

Grounds

The grounds extend in all to approximately 50 acres, including level pasture with independent road access.





Dining Room



Kitchen





Guest Bedrooms



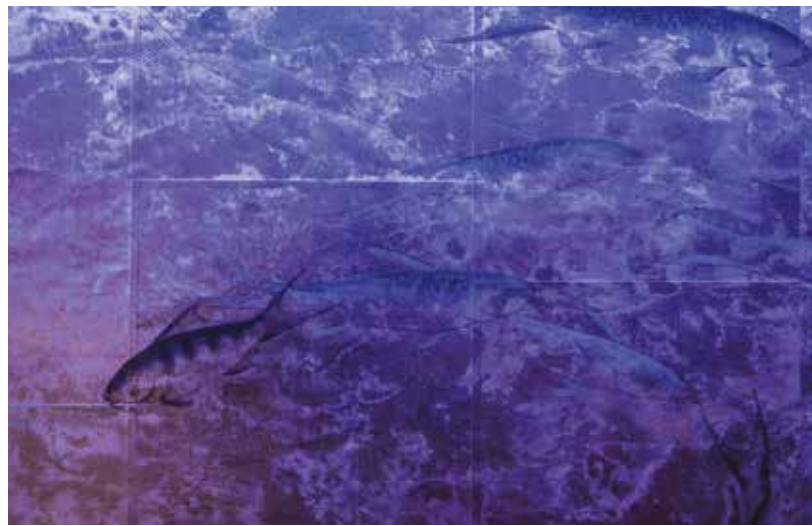


Master Bedroom



Great Hall







The Old Dairy Farm
Dairy Lane, Crockham Hill
Edenbridge TN8 6RA

Arriving by Car

From junction 5 of the M25 take the A25 exit towards Westerham. Having entered Westerham turn left onto Hosey Hill (B2026). Continue to Crockham Hill and at the T-junction turn left down the hill through the village. Turn right onto Dairy Lane where The Old Dairy Farm will be found on the left hand side.

Arriving by Train

Trains run from Oxted to London Victoria (10 minutes drive from The Old Dairy Farm) approximately every 30 minutes. The journey takes around 40 minutes.

Helicopter Transfers

Helicopters may land at The Old Dairy Farm by prior arrangement.





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Particulars dated: June 2017.
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