

THE MODERN HOUSE



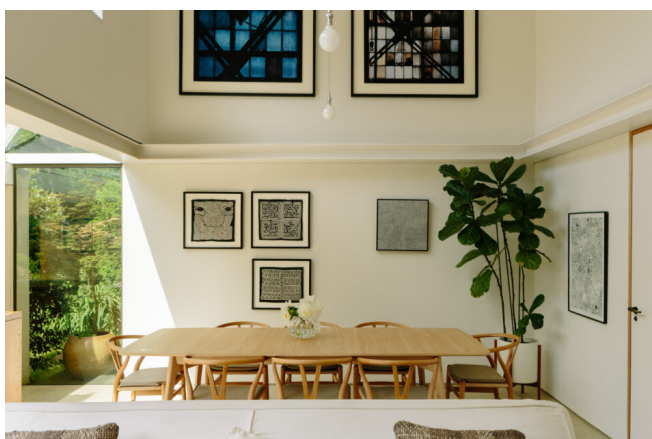
*Hever, Kent
Sold*

Stick Hill II

Sitting in a sylvan idyll this beautiful four-bedroom house, designed by Foster Lomas, combines remarkable volumes with tactile materials across its exceptionally executed living spaces. The house has been inventively designed to root it firmly in its remarkable setting. A dramatic double-height living space steps out directly onto a lusciously landscaped terrace, whilst on the upper floors, expansive panes of glazing make the rooms feel part of the surrounding canopy of trees. Over two acres of gardens stretch out from the house including woodland, lawns, and a wonderful vegetable patch. The delightful Kent countryside is on the doorstep as are the nearby market towns of Tunbridge Wells and Westerham. Hever station is a five-minute drive away for quick connections to central London.

We've written about life in this house in more depth.

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*South-East England
Sold*

Stick Hill II

The Architect

Foster Lomas are a London-based architectural practice run by Greg Lomas and William Foster. Having gained experience working for Foster & Partners, the Manser Practice and Sheppard Robson, Lomas and Foster set up on their own in 2000 and have since forged a strong reputation for their inventive residential work.

The Tour

The house is approached along a short private driveway surrounded by trees. This unsuspecting white rendered frontage opens to a wonderfully expansive hallway which looks through carefully placed internal windows to panoramic treetops views beyond. The entrance hall, on the first floor, has generous storage space with bespoke joinery creating a coat cupboard to the right with a WC opposite.

Winding through the house an open tread staircase hangs within a suspended wooden box structure. This beautifully engineered stairwell is illuminated by cleverly placed windows and a skylight overhead.

The ground floor is characterised by volume and light; double height ceilings and high-level windows creating a dramatic space on a domestic scale. Poured concrete floors sit alongside fresh white walls to establish a minimalist backdrop that allows the surrounding garden and greenery to take centre stage. The space could be arranged in a variety of ways but currently has a main seating area and a separate dining space to the side. Sliding doors allow access to the terrace.

This double height living space sits in contrast to the more intimate proportions of the kitchen which runs out from the centre of the house towards the garden. The warm palette of the oak cabinetry and window surrounds creates an inviting atmosphere all focussed towards the large picture window at the end of the room. The deep window ledge sits high above the terraced lawn below overlooking the branches of a beautiful mahonia tree, a perfect window seat for observing the local wildlife. Two wide wooden doors open from the kitchen to oak deck seating area outside.

There is another separate living space on the ground floor. It has a built in storage cupboard, the doors of which can cleverly be locked open to partition this room from the main living area. A generously sized double bedroom is next door along with a family bathroom finished with Samuel Heath fixtures and fittings and a brass towel rail. Next door a utility room with bespoke joinery throughout provides an plenty of storage.

Back on the first floor is another large reception room with a mezzanine overlooking the living space below. The wide windows span the room bathing it in natural light. Fitted book shelves line the back wall and a striking artist-designed iron and copper fireplace serves as a beautiful focal point.

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On the top floor there are two bedrooms and a shower room. The main bedroom has full width windows overlooking the treetops and a wall of bespoke double depth wardrobes with internal lighting. Michael Anastassiades lights hang on the wall. The second double bedroom sits opposite with the same garden views and access to eaves storage. Both rooms have motorised black out blinds. The newly refurbished shower room is finished in white square tiles and matt black Vola fixtures and fittings, along with a heated wall for drying.

There is a separate annex on the driveway providing further accommodation. This has been well finished with an en suite bathroom and small kitchenette. There is also a double garage with an Anderson EV charging point for electric vehicles. The roof has recently been redone in Kentish peg clay tiles and there is lapsed planning permission for a striking double height side extension.

Outdoor Space

The house sits within two and a half acres of beautifully landscaped gardens and woodland. Oak decking wraps around the ground floor, serving as an extension of the main living spaces; a willow sits at the centre providing shade. From here a tangle of pathways and vistas lead through the garden to several distinct areas.

Part of the garden has been levelled creating the perfect area for play with football nets, trampolines or badminton. From here a small gap in the hedge leads through to a greenhouse and neighbouring deer proof vegetable patch with raised beds. A mature oak is home to large treehouse with a zipline running through the trees and into the woodland at the foot of the main lawn.

Mature rhododendrons surround the house creating a wonderful display of springtime blooms. The variety of trees throughout the garden is remarkable with matures oaks, ash, elders, mahonia, and apple trees as well as conifers in the woodland.

The Area

The house is wonderfully located for the picturesque villages and walks around Hever and the Kent countryside.

Edenbridge is the closest town and offers a range of schools, shops and restaurants. The beautiful village of Westerham is a fifteen-minute drive with a range of independent shops, pubs and cafes. Local highlights include, The Old Bank, Rendezvous Brasserie, Grasshopper on the Green, and The Interior Design Studios. Tunbridge Wells is a 20-minute drive offering the boutiques, restaurants, theatres and cafes of The Pantiles and The High Street.

Historic Hever Castle is a five-minute drive, a wonderful attraction and a great starting point for circular walks in the area taking in Chiddingston Castle, The Tulip Tearooms and finishing at the King Henry VIII pub.

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Trains run from nearby Hever station to London Bridge in approximately 45 minutes. The M25 (junctions five or six) is less than 10 miles away. Further amenities can be found in Sevenoaks or Tunbridge Wells (both approximately 20 minutes by car).

Council Tax Band: G

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.