



Where Fate Leads

Hoath House is an Edwardian Manor in the Tudor Style set in magnificent grounds. The house sits at the top of the High Weald overlooking the border of Kent and Sussex in an Area of Outstanding Natural Beauty.



Situated between Edenbridge and Tunbridge Wells the house has been extensively refurbished to provide a spectacular event location with spacious quality accommodation, perfect for couples, families and friends looking to celebrate a special event together in impressive style.



The function rooms can be used for a formal wedding breakfast or in more relaxed way depending on your style. For a family dinner or a feast for up to one hundred people, so you can truly celebrate your wedding or family event in your way.





Alternatively you can have a marquee in the grounds to accommodate up to two hundred guests. There are two locations with services, both take advantage of the glorious view and the well-tended formal gardens.



Set over three floors, Hoath House boasts fifteen bedrooms, seven with en-suite facilities and eight sharing four family bathrooms. Hoath House can sleep up to forty three of your family and friends.



For those staying at the house the sitting room has plenty of features including an inglenook fireplace, warming open fire with seating. It is complemented by seating areas in the hall and on the landing, and receptions rooms which contain open fires, a wood burner, a snooker and ping pong tables and a grand piano.



Alternatively, you may wish to entertain your guests on the terrace before stepping back through the French doors to the dining room. With stunning views over the manicured gardens and beyond to the renowned Weald of Kent, guests can relax while walking through the six acres of grounds, or for those who enjoy

something a little more energetic there are a selection of English garden games.

Every bedroom has been carefully styled to create a lavish, welcoming feel and the master bedroom even has an original art deco bathroom with a wow factor all of its own.



The master bedrooms are big enough for an entire bridal party to prepare and change in comfort. If you are staying around the celebration why not play a round of golf at one of the four courses close by, or visit on of the many local attractions; Penshurst Place, Chiddingstone and Hever castles are all within 3 miles. Take a drive into the beautiful Kent and Sussex countryside or maybe pop up to London for the day, just forty five minutes by train from Edenbridge. And only thirty minutes to Gatwick airport by road.

### **Accommodation; Hoath House**

Over three floors. Seven bedrooms with TV (all super king-size doubles are zip/link, can be twin on request and five rooms have a sofa bed): 1 x super king-size double with en-suite bath, separate shower, basin and WC, 1 x super king-size double with three steps down to en-suite bath, shower over, basin and WC, 2 x super king-size double with en-suite shower, basin and WC, 2 x second floor super king-size double (one with en-suite shower, basin and WC), 1 x second floor double with en-suite shower, basin and WC. Second floor bathroom with bath, shower over, basin and WC. Two ground floor basin and WC. Kitchen with breakfast table (seats 6). Utility. Seating reception 100. Dining room (seats 20). Sitting room (seats 18) with open fire. Second floor snug with sofa bed. Library/games room with grand piano, half-size snooker table, table tennis, wood burner and open fire. Hall with seating area. Reading area on landing.

### **Tudor Wing**

Over three floors. Seven bedrooms with TV (all zip/link can be twin on request): 1 x super king-size double with double sofa bed and en-suite walk-in shower, basin and WC, 3 x super king-size double (with folding single bed on request), 3 x second floor super king-size double (one with folding single bed and access via a supporting central beam, suitable mainly for children). Bathroom with bath, shower over, basin and WC. Shower room with walk-in shower, basin and WC. Second floor bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Kitchen with breakfast table (seats 10). Utility. Dining room (seats 16). Sitting room (seats 12) with wood burning stove. Entrance hall with reading area and grand piano. Games room with half-size snooker table, table tennis, games and TV with Sky.

### **Amenities**

The large fitted kitchens have space enough to cater for 100. For a marquee event a catering tent is recommended. There is electricity and water supply to both marquee areas in the gardens. Oil central heating with wood burners and open fires. 3x Range electric oven and hob, microwave, 3 x fridge/freezers, washing machine, tumble dryer, dishwashers, TVs with Freeview, DVD, WiFi, selection of books and

games. Fuel, power and fuel for fires inc. in venue price. Bed linen and towels inc. in rent. Cot, highchair and stairgate on request. Off road parking for 100 cars. Six-acre garden with lawns, patios and furniture. Hard tennis court (please bring own balls/rackets). Two well-behaved dogs welcome. Sorry, no smoking. Shop 2 miles, pub 1 mile. Note: All second floor rooms including the landing have sloping ceilings. Note: There are 3 steps up to two first floor bedrooms from landing and there are 4 steps up to games room from hall.

We have two rules; we have restrictions on amplified music outside and carriages for those not staying at the venue are at midnight.

We recommend that insurance is taken out to cover unavoidable cancellation.

**FACILITY FEES:** Exclusive hire of Hoath House with 15 bedrooms for 3 nights Fri/Sat/Sun.

2016/17	2017	2017/18	2018
Winter	Summer	Winter	Summer
£4990	£5990	£5489	£6489

Midweek less 20% Tuesday 3pm to Friday 10am

### **DEPOSIT**

A 30% deposit is required to secure your booking non-refundable 12 months from the booking.

Balance to be paid 4 weeks from the big day

**MARQUEE COMPANIES** Please use one of our recommended marquee companies. They are familiar with the layout of the garden and are very professional. You are free to book your own the only condition is that all areas in marquees and catering tents must be covered by coconut matting, carpet or flooring to protect the grass.

### **County Marquees**

Tunbridge Wells  
TN1 1XP

Telephone: 01892 506870

[enquiries@countymarquees.com](mailto:enquiries@countymarquees.com)

[www.countymarquees.com](http://www.countymarquees.com)

### **Camelot Marquees**

Wadhurst East Sussex TN5 7NR  
Telephone 01580 879737  
[www.camelotmarquees.co.uk](http://www.camelotmarquees.co.uk)

### **Manor Hire**

Leigh, Tonbridge  
Tel 01732 834445

### **Party Doctors Marquee Hire**

[www.partydoctors.co.uk](http://www.partydoctors.co.uk)

**CATERERS** The caterers we recommend are below. You are welcome to use the caterer of your choice. It would be useful to have a site meeting with them prior to the date in order to discuss access, rubbish disposal, etc. but at the very least we ask that they make contact on the numbers given to discuss the facilities and their requirements.

### **Chez Vous,**

Warlingham, Surrey,  
CR6 9LA  
01883 620451  
[enquiries@chezvous.co.uk](mailto:enquiries@chezvous.co.uk)

### **Tandem Catering**

Sara Hester  
Sevenoaks,  
Tele: 01732 460350  
Mobile: 0778 9770678  
[sara@tandemcatering.co.uk](mailto:sara@tandemcatering.co.uk)

### **Azra**

Mark Pierson  
Azra Catering  
[www.azracatering.co.uk](http://www.azracatering.co.uk)

### **Leaveittous catering**

[www.leaveittous.co.uk](http://www.leaveittous.co.uk)  
Stephanie Jenkins  
Telephone: 01732 867743  
Mobile: 07815 470439  
[info@leaveittous.co.uk](mailto:info@leaveittous.co.uk)

### **Cassis**

Sue Fitzgerald  
[www.cassiscatering.co.uk](http://www.cassiscatering.co.uk)  
Furnace Lane, Cowden  
Kent 01342 850019

## **TAXI SERVICES**

Castle Cars  
Tonbridge  
01732  
363637

Hilden Cars  
07535  
123321

Reylon Cars  
Edenbridge  
01732  
863800

Streamline  
Kent  
01732  
505050

Tonbridge  
Taxis  
Tonbridge  
01732  
773300

## **ACCOMMODATION**

### **B&B**

Shoscombe

Mill Hill, Edenbridge, Kent,  
TN8 5DA,  
01732 866781

Anne Gilbert

Chiddingstone Village  
01892 870663

Jacqui Wilcox

Becketts, Cowden

01342 850514

[www.becketts-bandb.co.uk](http://www.becketts-bandb.co.uk)

Nicholas & Ginny Morris

Charcott Farmhouse, Charcott,  
Leigh TN11 8LG

01892 870024

[charcottfarmhouse@btinternet.co](mailto:charcottfarmhouse@btinternet.com)

[m](mailto:charcottfarmhouse@btinternet.com)

[www.smoothhound.co.uk/hotels/charcott](http://www.smoothhound.co.uk/hotels/charcott)

Sara Hills

Brownings Farmhouse,  
Chiddingstone

01732 464635

Brownings Farmhouse, Hale Oak  
Road, Chiddingstone, Kent TN8  
7AX

Sarah Byrne

Whitepost Oast, Chiddingstone  
Causeway

01892 870058

Southernwood House

Church Street, Hever, Kent, TN8  
7JE

01342 850880

**PUBS AND HOTELS** There are two Premier Inns and a Best Western Hotel in Tonbridge 6.5 miles or 20 minutes away.

The Greyhound Pub

Hever

01732 862221

[www.greyhoundhever.co.uk](http://www.greyhoundhever.co.uk)

The Royal Oak Hotel

Sevenoaks

01732 451109

[www.brook-hotels.co.uk](http://www.brook-hotels.co.uk)

Starborough Manor

Marsh Green Road,

Marsh Green,

Edenbridge, Kent,

TN8 5QY, tel: 01732

8621

## **SELF-CATERING**

Garden of England Cottages,  
many within easy reach of  
Chiddingstone.  
Kent and Sussex  
01892 510117  
[www.gardenofenglandcottages.co.uk](http://www.gardenofenglandcottages.co.uk)

Watstock Barns  
Chiddingstone Hoath  
01892 870701  
[www.watstockbarns.co.uk](http://www.watstockbarns.co.uk)

**PHOTOGRAPHERS:** Here are a selection of photographers we can recommend. Nice people, great photos.

Nick Parker  
[www.Parkershots.com](http://www.Parkershots.com)

Michael Stanton  
[www.michaelstanton.co.uk/594/](http://www.michaelstanton.co.uk/594/)

Steve Fuller [www.stevefullerphoto.com](http://www.stevefullerphoto.com)

Helen England  
[www.helenenglandphotographyblog.co.uk](http://www.helenenglandphotographyblog.co.uk)

Emma Duggan  
[www.emmaduggan.com](http://www.emmaduggan.com)

## **MUSIC**

Toby Boyle Music  
[www.tobyboylemusic.co.uk](http://www.tobyboylemusic.co.uk)  
[bookings@tobyboylemusic.co.uk](mailto:bookings@tobyboylemusic.co.uk)  
08453707477

Felix Kemp  
Pianist and Singer  
07979 497531  
[felixkemp@gmail.com](mailto:felixkemp@gmail.com)

Maria Beattie  
Harpist

0208 5195474  
[www.wedding-harpist.com](http://www.wedding-harpist.com)

Jackie Dennett  
Violinist  
01892 871626

Discologic  
Richard  
0870 0424019  
0779 6114019  
[www.discologic.co.uk](http://www.discologic.co.uk)

## **FLORISTS**

Blooming Perfect  
Nancy Ursell  
01892 860305  
[info@bloomingperfect.co.uk](mailto:info@bloomingperfect.co.uk)  
[www.bloomingperfect.co.uk/](http://www.bloomingperfect.co.uk/)

Distinctly Floral  
Amanda Brady  
01732 850723  
[www.distinctlyfloral.co.uk](http://www.distinctlyfloral.co.uk)

Heart in the  
Country  
Sue Eldridge  
01732 700487  
07768 026823  
Website:  
[www.sueeldridge.co.uk](http://www.sueeldridge.co.uk)

## **FURNITURE and TABLEWARE**

Co-ordination Catering Hire  
15 Gatwick International  
Distribution Centre  
Cobham Way  
Crawley  
West Sussex  
RH10 9RX  
01293 553040  
[info@co-ordination.net](mailto:info@co-ordination.net)

01483 203455  
[www.idyllicdays.com](http://www.idyllicdays.com)

Idyllic Days Vintage China Hire  
Jilly Griffiths

Your Beautiful Day Chair Covers  
Becky  
07786 248348  
[www.your-beautiful-day.co.uk](http://www.your-beautiful-day.co.uk)

Vintage Flair Tableware Hire  
07919 280372  
[www.vintage-flair.co.uk](http://www.vintage-flair.co.uk)

## **Other Services**

Kent Mobile Bar Hire  
Paul Bishop  
01227 830984  
07889 377257  
[www.kentmobilebars.co.uk](http://www.kentmobilebars.co.uk)  
Lauren Jackson Hair and Make  
Up  
07980 755465  
[www.bridestobemakeupaccessories.com](http://www.bridestobemakeupaccessories.com)