



ATTRACTIVE AND RECENTLY REFURBISHED DETACHED  
PROPERTY WITH SPACIOUS ACCOMMODATION AND GARDENS

THE GRANARY, KEMSING ROAD, KEMSING, SEVENOAKS, KENT





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KEMSING, SEVENOAKS, KENT  
TN15 6NN

- Entrance Hall, Drawing Room, Dining/Family Room, Study/Bedroom 3, Kitchen, Shower Room
  - Two Bedrooms, Family Bathroom
  - Gardens, Parking
  - Total plot approximately 0.17 of an acre
- 



### Description

The Granary is a well presented and proportioned property which has just undergone complete refurbishment. The house features attractive ornate brick chimney stacks with ragstone and tile hung elevations, modern kitchen and bathroom suites and some exposed timbers.

- The principal reception rooms comprise a double aspect drawing room and separate dining/family room. Both have wood burning stoves and the dining room has direct access to the rear garden.

- The kitchen is fitted with a comprehensive range of wall and base units and has an outlook to the front and a door to the rear garden. Appliances by Miele include an eye level oven, microwave, dishwasher and integral fridge freezer. This room has a part vaulted ceiling.
- There is a study which is double aspect, and a stylish shower room completing the ground floor accommodation.
- Arranged over the first floor are two well proportioned bedrooms with part vaulted ceilings and an outlook over the garden, and a contemporary and well appointed bathroom with separate shower cubicle.



- The house is approached over a gravel drive which provides parking. The garden is laid to lawn and is partly enclosed by an attractive ragstone wall and timber fencing.
- **Agent Note:** The Granary falls under curtilage listing to Yaldham Manor. Listed building consent would need to be obtained to make any changes to the house.

### Situation

The Oast is set in an Area of Outstanding Natural Beauty at the foot of the North Downs. The property lies midway between the villages of Igtham, Kemsing and Wrotham, close to The Pilgrims Way, which provide local amenities including village shops, well regarded Primary Schools and a number of public houses. Borough Green which is 3 miles away has a more extensive range of facilities including a railway station with regular services to London Victoria.



The highly regarded town of Sevenoaks is about 7 miles away and provides an excellent range of educational, recreational and shopping facilities together with a mainline station serving Cannon Street/Charing Cross. Ebbsfleet International is about 14 miles to the North, with connections via High Speed One to London St Pancras, as well as services to the continent. London's airports can be reached via the Motorway network and the M20 and M26. For more information on trains and schools please visit [www.nationalrail.co.uk](http://www.nationalrail.co.uk) and [www.kent.gov.uk/education](http://www.kent.gov.uk/education)

### Directions

From the east take the M26 and proceed towards Sevenoaks exit at Junction 2/2a. From the west take the M26 and proceed towards Dover exit at Junction 2/2a. If travelling from the north take the M20 exit at Junction 2. From each exit junction follow signs to Wrotham. Enter the village of Wrotham, passing the Bull Hotel on the right and continue along the High Street. Pass around a sharp left hand corner and take the first right hand turn towards Kemsing. After about 1 mile pass over a crossroads and the drive to The Granary will be found on your left after a further half mile.



## General Remarks

### Services

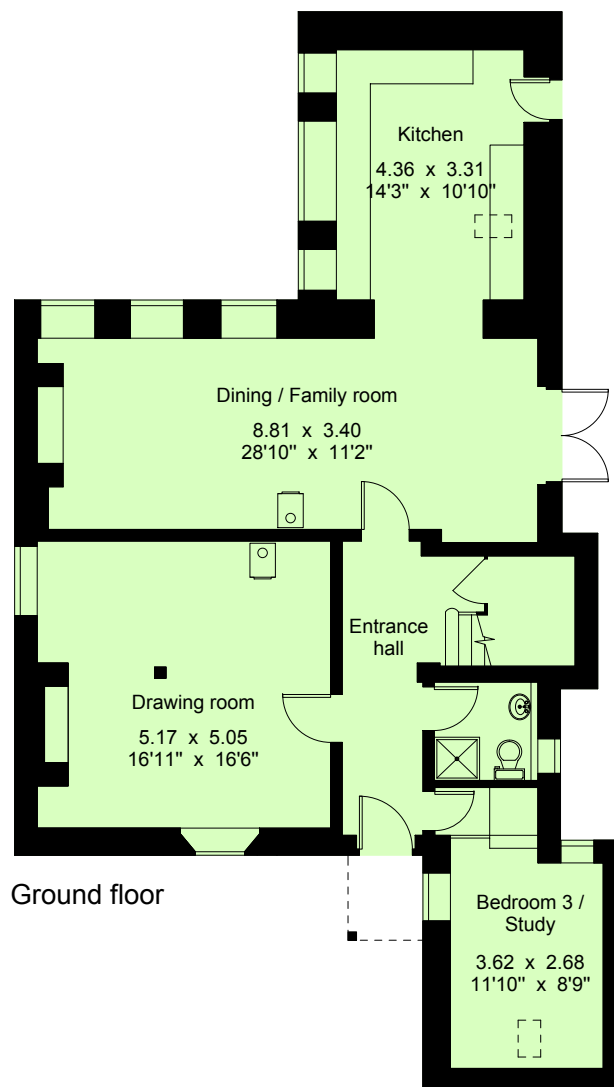
Mains electricity and water. Private drainage. Oil fired central heating.

### Outgoings

Tonbridge and Malling Borough Council - 01732 844522.

### Viewing

Strictly by appointment with Savills - 01732 789700 or Strutt & Parker on 01732

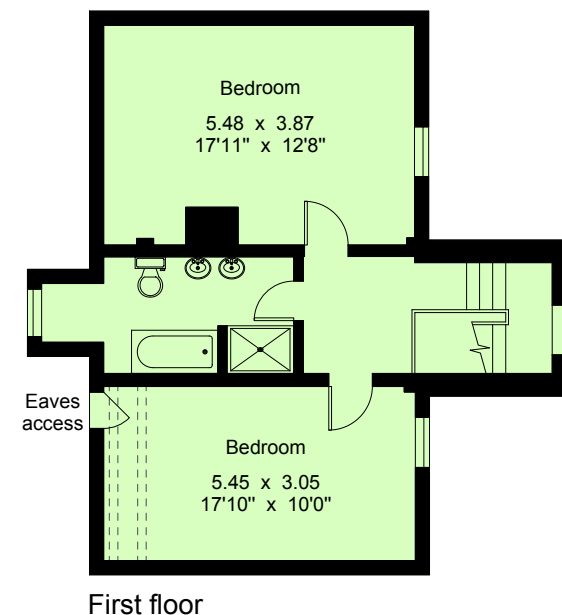


## The Granary, Kemsing

Gross internal area (approx.)

House - 163.7 sq m (1762 sq ft)

For identification only - Not to scale  
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### Savills Sevenoaks

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