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**SINGLE STOREY DWELLING SET IN A PLOT WITH VIEWS OVER  
FARMLAND AND BENEFITTING FROM PLANNING PERMISSION**

**TRIFT COTTAGE, KEMSING ROAD, KEMSING, SEVENOAKS, KENT**





## SINGLE STOREY DWELLING SET IN A WONDERFUL PLOT WITH VIEWS OVER ADJOINING FARMLAND AND BENEFITTING FROM PLANNING PERMISSION TO BUILD A REPLACEMENT PROPERTY

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TRIFT COTTAGE, KEMSING  
ROAD, KEMSING, SEVENOAKS,  
KENT, TN15 6NN

- Entrance Hall, Sitting Room, Dining Room, Study, Kitchen, Rear Lobby, Utility Room,
  - Three Bedrooms, Family Bathroom
  - Gardens and Paddock
  - Planning permission to build a two storey dwelling of 3,400 sq ft – TM/13/00727/FL
  - Total plot approximately 3.15 acres
  - EPC = G
- 

View



### Description

Trift Cottage is a single storey dwelling in a dilapidated condition with over 1,500 sq ft of accommodation. The property is set in gardens with attractive views over the adjoining farmland. The property benefits from planning permission to knock down and build a replacement two storey dwelling plus basement of 3,400 sq ft comprising 3 reception rooms, 5 bedrooms, 4 bath/shower rooms, kitchen/breakfast room, utility room and a double garage. The total area amounts to about 3.4 acres.

### Situation

Trift Cottage is set in an Area of Outstanding Natural Beauty at the foot of the North Downs. The property lies midway between the villages of Ightham, 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 Trift Cottage will be found on your left after a further half mile.

### General Remarks

#### Services

Electricity and water currently disconnected. Private drainage. Oil fired central heating.

#### Outgoings

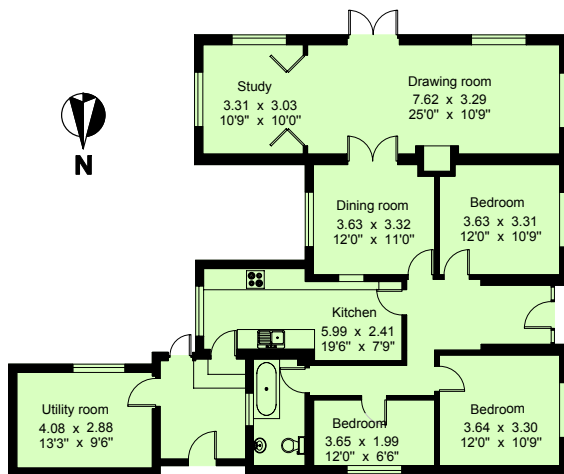
Tonbridge and Malling Borough Council - 01732 844522.

#### Viewing

Strictly by appointment with Savills - 01732 789700 or Strutt & Parker on 01732 459900.







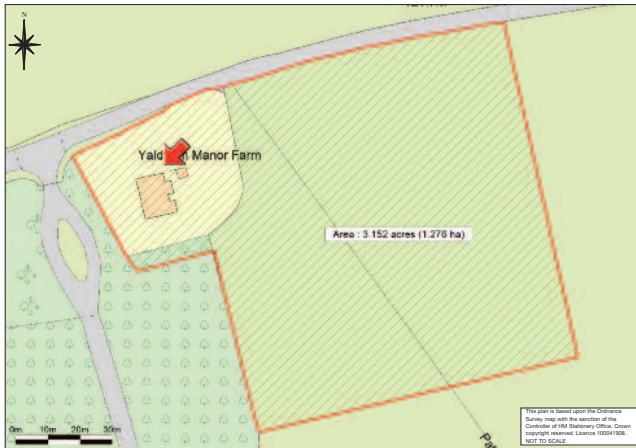
Ground floor

## Trift Cottage Existing, Kemsing

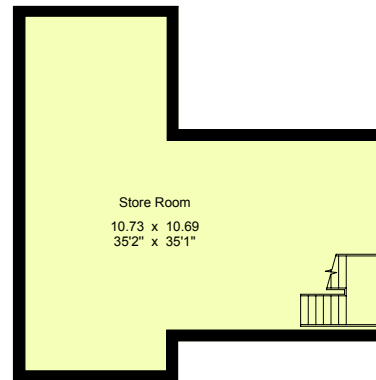
Gross internal area (approx.)

Cottage - 141.5 sq m (1523 sq ft)

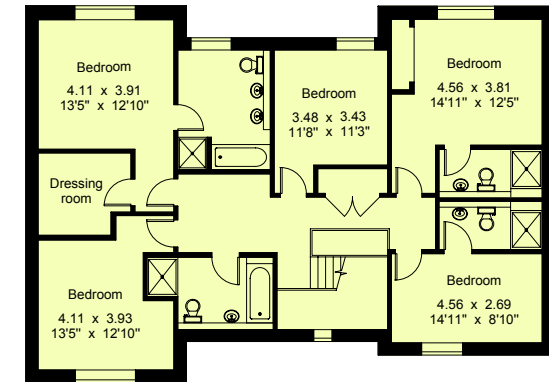
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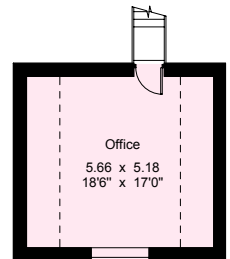
Ground floor



Basement



First floor



----- Restricted height

## Trift Cottage Proposed, Kemsing

Gross internal area (approx.)

Proposed Cottage - 402.2 sq m (4329 sq ft)

Garage / Office - 59.8 sq m (643 sq ft)

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