



**ATTRACTIVE, RECENTLY REFURBISHED DETACHED OAST HOUSE
WITH SPACIOUS ACCOMMODATION AND ATTRACTIVE VIEWS**

THE OAST, KEMSING ROAD, KEMSING, SEVENOAKS, KENT



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- Entrance Hall, Drawing/Dining Room, Kitchen/Breakfast Room, Cloakroom
 - Master Bedroom with En Suite, Guest Bedroom with En Suite
 - Two further Bedrooms, Family Bathroom
 - Gardens, Parking
 - Total plot approximately 0.59 of an acre
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Description

The Oast is a well presented and proportioned property which has just undergone complete refurbishment. The property features attractive ragstone elevations, an oak pitched porch, modern kitchen and bathroom suites, some exposed timbers, under floor heating and engineered wooden floors. The landscaped gardens provide an attractive backdrop and the gravel drive provides ample parking.

- An oak arched front door leads to a reception hall and inner hall with a cloakroom and a staircase rising to the first floor.
- The open plan triple aspect drawing/dining room provides an excellent area for formal entertaining. This room has an

attractive limestone fireplace with wood burning stove, and double doors open to the covered terrace and gardens.

- The generous kitchen is located in the roundel with a part curved wall and fitted with a comprehensive range of wall and base units. Appliances by Miele include an eye level oven, microwave, induction hob, dishwasher, wine fridge and integral fridge and separate freezer. Composite stone work surfaces extend to provide a breakfast bar and there is ample room for a breakfast table. There is an adjoining utility room with space for appliances including all necessary plumbing and electrics.

- The master bedroom which is located in the roundel and served by a stylish en suite bathroom with separate shower cubicle and an attractive arched window.
- A guest bedroom is double aspect and has a walk-in wardrobe and en suite shower room.
- There are two further bedrooms both with a westerly outlook, and are served by a well appointed family bathroom with separate shower cubicle.
- The house is approached over a sweeping gravel drive which leads to the front of the house and provides ample parking. The garden is laid to lawn with established trees including yew trees. There is a part covered terrace which provides an excellent area for al fresco entertaining and an attractive ragstone wall runs around part of the perimeter.
- **Agent Note:** The Oast 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 and 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 Oast 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



Savills Sevenoaks

74 High Street
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Kent TN13 1JR
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Strutt & Parker Sevenoaks

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Sevenoaks
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01732 459900

struttandparker.com

The Oast, Kemsing

Gross internal area (approx.)

House - 212.0 sq m (2281 sq ft)

For identification only - Not to scale
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