

PAINES FARM

ROW DOW LANE • OTFORD



 Knight
Frank



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A charming Grade II Listed former farmhouse in delightful gardens together with outbuildings and a field

Reception hall • Sitting room • Dining room • Family room • Study • Garden room
Kitchen/breakfast room • Utility room • Shower room • Cloakroom

Master bedroom with en-suite bathroom • Guest bedroom with shower cubicle
3 further bedrooms • Family bathroom

Driveway providing parking for several cars • Outbuildings including open barn with store room
2 garden stores and garden shed

Delightful established gardens together with a field

In all about 2.77 acres

Otford station 1.3 miles • Otford 1.5 miles
Sevenoaks 4.4 miles • M25 Junctions 3 and 5 6.5 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Situation

The property is situated in a delightful semi-rural position with access to numerous country walks yet only 1.3 miles from Otford station with its mainline links to London Victoria and Blackfriars. Otford village with its range of shops, restaurants and pubs is 1.5 miles together with attractive pond and recreational park. The property is conveniently situated for the sought-after schools of St. Michael's and Russell House and is 4.4 miles from the larger town of Sevenoaks also with its excellent range of both state and private schools.

Sevenoaks station has mainline links to London Bridge, Waterloo East and Charing Cross. The house is well-placed for the M25 at Junctions 3 and 5, both 6.5 miles away providing links to the national motorway network, London and the Channel Tunnel.

Paines Farm

The property is an attractive 13/14th century Wealden hall house with later additions, a mixture of tile-hung and weather boarded elevations under a pitched and tiled roof. The accommodation is

both spacious and versatile and has an abundance of character and period features. The entrance porch opens to the reception hall with the principal staircase and, double doors to the family room and a wood-burning stove. An earlier staircase is still in situ in the house but is no longer in regular use. The reception rooms are arranged to give maximum versatility. The sitting room is at the heart of the house with an impressive inglenook fireplace, exposed wall and ceiling timbers and decorative carvings. The room opens to the garden room with its French doors to the terrace. Off the





garden room is a dining room to the front and a useful study. The family room shares the reception hall's wood burning stove and it leads to kitchen/breakfast room. It is comprehensively fitted in a range of farmhouse style wall and base units by Chartwell and was updated in 2015. Off the kitchen is a utility room with door to outside and a useful shower room. The master bedroom is a superb room and is triple aspect and has a walk-in-wardrobe and an en-suite bathroom. There is a guest bedroom with shower cubicle and basin to the front. There are three further bedrooms, each with exposed timbers and a family bathroom.

Externally

The house is approached via a five bar gate leading to a gravel driveway providing parking for several cars. The established gardens are a delightful feature of the property and form a superb backdrop for the house. The front garden is laid to lawn with an array of established shrubs.

Immediately to the rear of the house is a paved terrace providing a superb area for alfresco dining. The main garden is laid predominantly to lawn interspersed with mature shrubs, trees and borders. There is an open barn with attached store and two further garden stores. The rear of the garden opens to the substantial field with is an excellent feature for those wishing to have a pony or some livestock.



Services

Electricity	✓	Mains
Central Heating	✓	Oil Fired
Drainage	✓	Private
Water	✓	Mains

Fixtures and Fittings

All items known as vendors' fixtures and fittings are specifically excluded from the sale however, certain items may be available by separate negotiation.

Local authority / Postcode

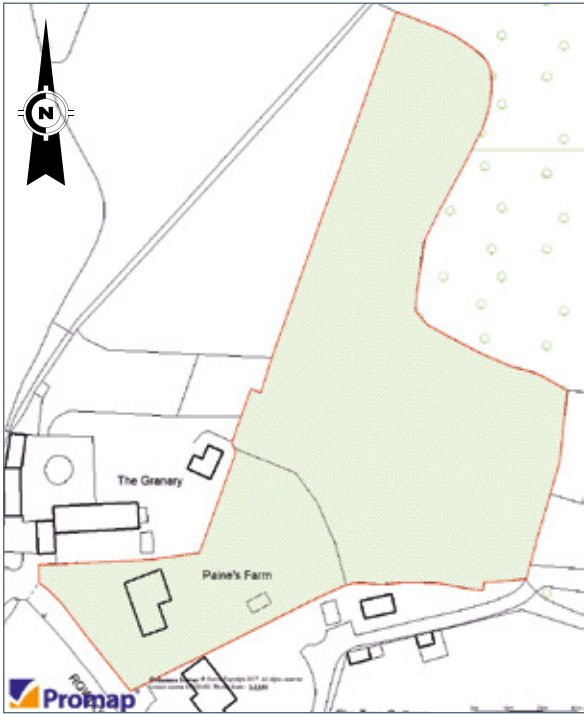
Sevenoaks District Council 01732 227000 / TN15 6XN

Viewings

Strictly by prior appointment with the vendors' sole selling agents
Knight Frank 01732 744477

Directions

Leave Otford heading north on the Shoreham Road and shortly after the station turn right into Pilgrim's Way East. Take the first left into Row Dow and continue past St Michael's School. Take the first left into Row Dow Lane and the property will be found on the right before a left hand bend.



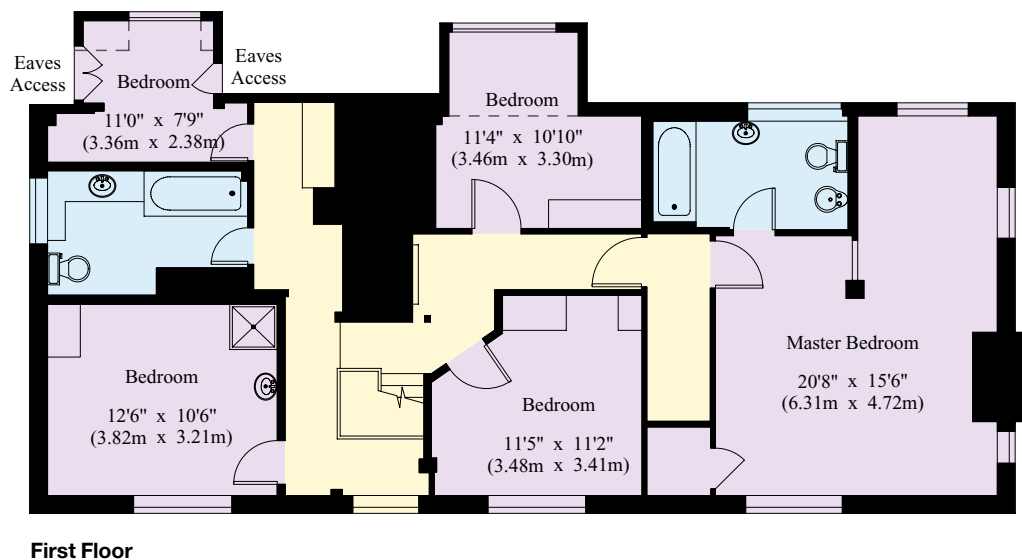
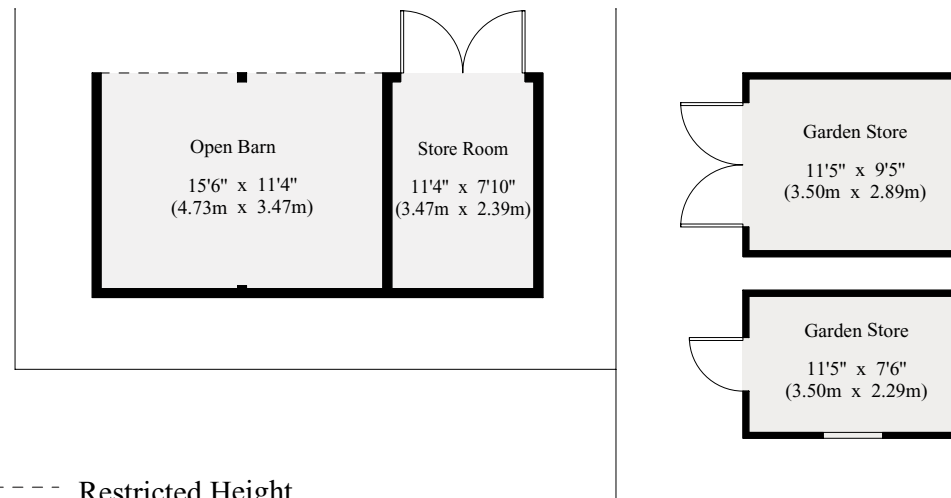
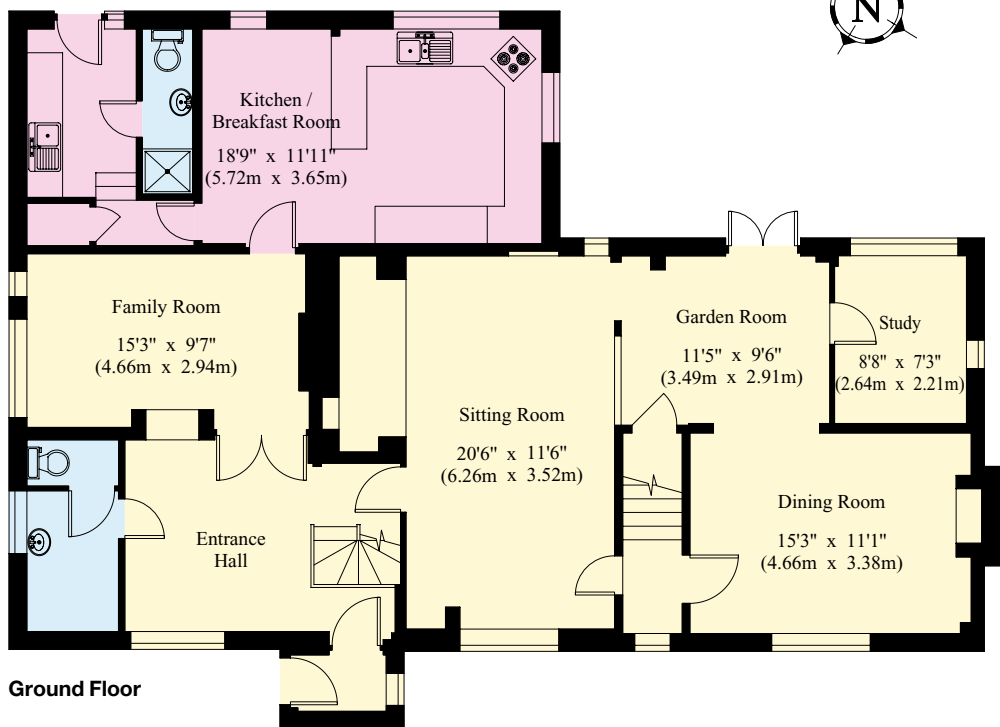
Approximate Gross Internal Floor Area

House: 244.9 sq.m (2636 sq.ft.)

Barn: 25.2 sq.m (271 sq.ft.)

Garden Stores: 18.1 sq.m (194 sq.ft.)

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