



Holmesdale ❖ The Green ❖ Otford ❖ Kent ❖ TN14 5PD

A unique 6-bedroom Queen Anne property situated on the village green in the desirable village of Otford near Sevenoaks. With established gardens and an enclosed tennis court, this is truly wonderful Grade II listed residence.

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- ❖ A substantial family home situated in an Area of Outstanding Natural Beauty.
- ❖ An elegant Queen Anne property dating from the 18th century with front and rear gardens.
- ❖ Over 3,500 square feet of well-presented living accommodation with a great sense of flow.
- ❖ 6 bedrooms, 2 bathrooms and 4 reception rooms arranged over 3 floors.



- ❖ A delightful setting with established gardens, terraced areas and an enclosed tennis court.
- ❖ Double garage and gravel driveway with off-road parking for several vehicles.
- ❖ Otford and Sevenoaks mainline stations 0.4 miles and 3.0 miles respectively.
- ❖ Excellent schooling options in the vicinity within the state and independent sectors.

DESCRIPTION

Holmesdale is a most attractive Grade II listed home in the desirable village of Otford. Together with its almost identical attached neighbour, the two residences form a majestic Queen Anne property with views over the village green and pond to the front and the Archbishop's Palace to the rear. The elegant and well-proportioned living accommodation is arranged over three floors with beautiful sash windows evident throughout. The front and rear gardens are tastefully landscaped and the property also benefits from a fully enclosed tennis court, paved terraces and a double garage.

ACCOMMODATION

The ground floor accommodation flows wonderfully from room to room, offering plenty of space for today's modern family. The sitting room to the left of the entrance hallway has an oak beam, sash windows with window seats, a lovely inglenook fireplace with a wood burning stove and a useful under stairs storage cupboard. A music room to the right has a marble fireplace, recessed display shelving and similarly enjoys the beautiful sash windows and window seats. The TV room at the rear of the house has a range of built-in cabinetry and direct access to the garden terrace. The fabulous 22' dining room has a magnificent bay window with a curved window seat overlooking the pretty rear garden and an open archway to the large kitchen/breakfast room. This delightful room has a range of wooden cabinetry and granite worktops

and is equipped with a 4-oven AGA, integrated appliances and offers plenty of space for casual dining. A large walk-in larder adjoins the kitchen with ample shelving for food storage. There is also a large utility room with butler's sink, built-in cupboards and plumbing for a washing machine. This room links to a downstairs cloakroom with WC and sink and a rear lobby with direct access to the rear. A carpeted staircase leads to the first floor and the four double bedrooms and two bathrooms housed on this level. The master suite and sizeable dressing room with fitted storage enjoy glorious views over the front and rear gardens, as does the generous en-suite with its stylish fittings including a marble surround jacuzzi bath. The guest bedroom also has a dressing area and the remaining two bedrooms both have useful built-in wardrobes. The family bathroom benefits

from a shower cubicle, sink, WC and this lovely family home also enjoys a separate cloakroom on this level and plenty of storage cupboards on the landing. A second staircase leads to the upper floor where there is a large games room, a further two bedrooms and a walk-in eaves storage area.

OUTSIDE

The grounds at Holmesdale beautifully complement its striking Queen Anne architecture. The house is approached via an attractive block-paved courtyard with established beds and is screened by high level yew and beech hedging. The substantial rear garden is fully enclosed and tastefully landscaped with a large expanse of lawn, mature plantings, fabulous specimen trees including a beautiful birch and several fruit trees. Steps from the lawn lead down to a fully enclosed tennis court with extensive lavender planting along one border and the rear boundary wall has its own Grade II listing. Paved terraces on varying levels offer attractive options for al-fresco relaxing/entertaining, including a sunken seating area and water well. A gate leads through to the gravelled driveway/parking area where there is also a double garage with electric doors.

THE AREA

Holmesdale enjoys an enviable location in the centre of the popular village of Otford with glorious views over the village green. The village has a range of amenities including a general store, Post Office and public houses. The lively market town of Sevenoaks is only 3 miles distant and offers comprehensive commercial facilities, well-regarded restaurants and doctor and dental surgeries. Otford and Sevenoaks mainline stations are 0.4 miles and 3.0 miles respectively and both offer regular services into Central London, with a journey time from Sevenoaks of around 30 minutes. The impressive, award-winning Bluewater Shopping Centre is just over 15 miles away and if you want to escape to the coast, then the lovely seaside towns are just 40 miles to the south.

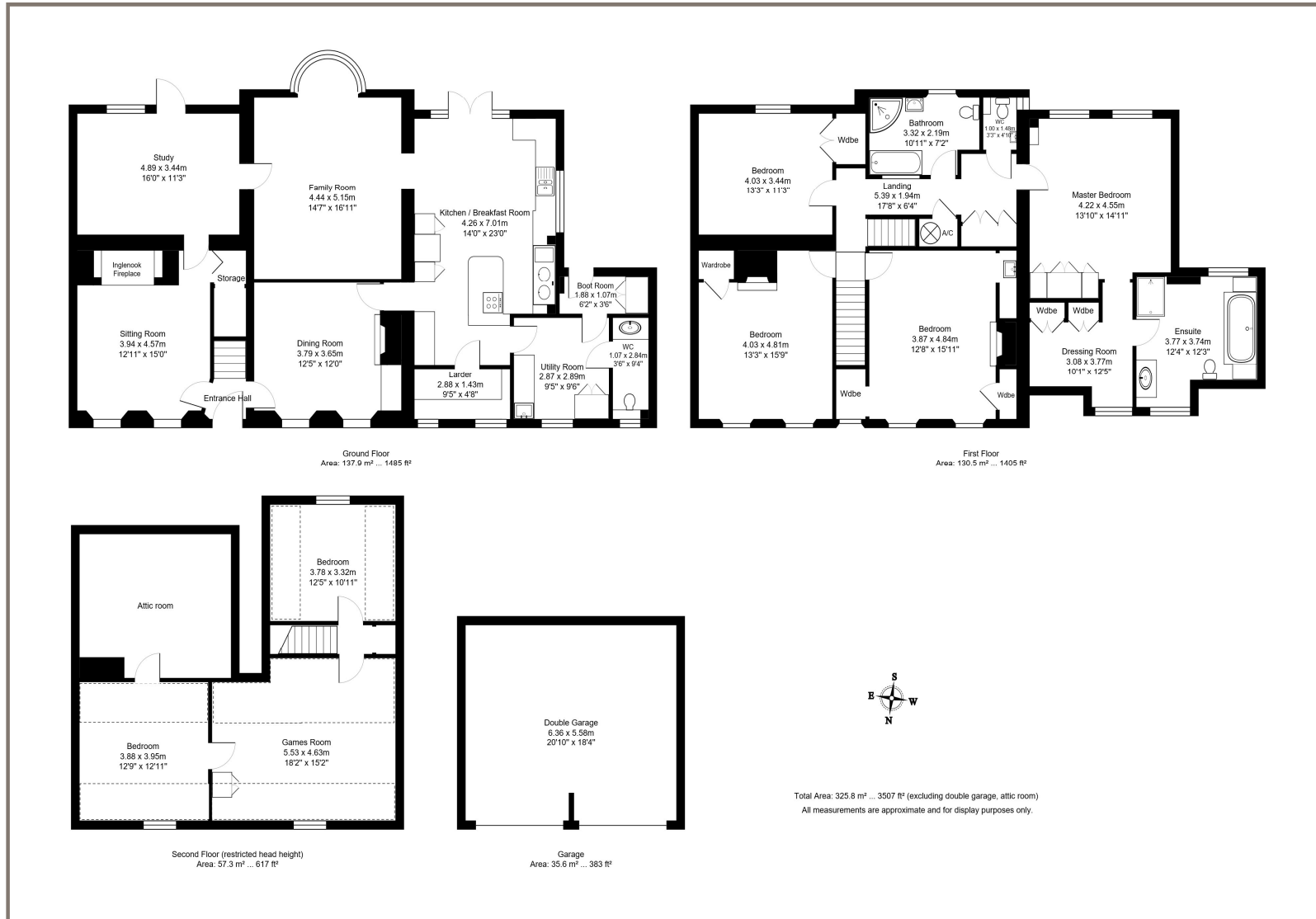


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Holmesdale, The Green, Otford

Freehold | Mains gas, electricity water and sewerage |
Sevenoaks District Council, band H



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