



**Allens House ❖ Allens Lane ❖ Plaxtol ❖ Kent ❖ TN15 0QZ**

An exceptional 5 bedroom, detached, period property situated just outside the beautiful village of Plaxtol, with unrivalled views over open countryside, a separate 2 bedroom annexe and approximately 14 acres of land.

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- ❖ Substantial family home situated at the head of a quiet lane on the outskirts of the picturesque village of Plaxtol.
- ❖ Elegant period property presented in first class condition and bursting with original features.
- ❖ Just over 4600 sq. ft. of living accommodation in the main house with superb views from almost every window.
- ❖ 5 bedrooms, 4 bathrooms and 4 reception rooms.



- ❖ Stunning 33 ft. kitchen / orangery with views and access to the lawned garden.
- ❖ Separate 2 bedroom lodge house which has successfully functioned as both a holiday let and a longer term rental.
- ❖ Exceptional setting with  $\frac{3}{4}$  of an acre of south-facing landscaped gardens, plus an additional 14 acres of grazing land, all set within beautiful Kent countryside.
- ❖ Every amenity provided by nearby Sevenoaks and Tonbridge town centres and their mainline stations within easy reach.

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## DESCRIPTION

Allens House is a truly superb property, occupying a rare and enviable elevated setting, just outside the desirable village of Plaxtol in West Kent, combining the beauty and tranquility of rural living with easy access to London, and all that our capital city has to offer. The house itself is believed to be Victorian, but has a distinctly Georgian feel throughout, with large picture windows, high ceilings and beautiful cornicing. The 2 bedroom detached lodge is a valuable addition, and although it could easily provide additional accommodation for a relative or nanny, it has also previously successfully served as both a holiday let and longer term rental. The grounds extend to approximately 14 acres, with formal gardens encasing the house and an additional area of grazing, all with the most wonderful views across the surrounding countryside.

## ACCOMMODATION

The front door opens to a spacious entrance hall with a stone floor, which in turn leads to a carpeted hallway where stairs with fine period detailing take you to the first floor. Following the hall round to the right is found the elegant drawing room, with double aspect windows overlooking the front and rear of the house, and a large working fire. To the left is the generous dining room, a lovely room with fitted shelving and cupboards, window to the rear garden and double doors opening to the kitchen orangery. The kitchen has been extended

extremely successfully, and now provides space to cook, dine and relax, all whilst enjoying the landscaped gardens that envelope it. The kitchen itself is fitted with Mark Wilkinson oak units and a range of quality appliances, which include a wine fridge and a large four oven AGA. To the rear of the kitchen is the utility room, also providing access to the garden and fitted with a range of cupboards. The study and downstairs cloakroom, both leading from the hall, complete the accommodation on this floor. There is also a cellar, which is currently being used as a storeroom, but could

easily be converted to a cinema room or gym by nature of its generous ceiling height (subject to necessary consents).

The accommodation on the first floor is extremely well appointed, with all 5 bedrooms leading from the hall landing, and with the master enjoying a dressing area and generous en-suite bathroom with a freestanding bath and large shower. The multiple windows that are a feature of most rooms, ensure that they are light and airy and provide wonderful far-reaching views across the surrounding countryside. Two further bedrooms have their own en-suite and there is an additional family bathroom.

The current owners, who have lived in the property for over 10 years, have invested heavily in extending and restoring the house, lovingly returning it to its former glory, yet incorporating modern day conveniences, including Cat 4 wiring, super-fast fibre broadband, Sky and a mega-flow pressurised water and heating system.

## OUTSIDE

The south-facing landscaped grounds extend to 0.75 acres and there are a further 14 acres of grazing land. The garden's elevated position means that they are surrounded by the most wonderful views, and yet have a strong sense of seclusion, being flanked by cob nut trees. The southerly aspect ensure that the gardens are filled with sunshine all day long, and they include expanses of lawn, mature shrubs and trees, a terrace and a World War Two air raid shelter! The separate garage block to the right of the drive provides ample parking or storage. On the opposite side of the lane, there is grazing land totalling 14 acres, which has previously successfully homed horses and could be used for cattle and sheep.















## THE AREA

Plaxtol is a thriving village with a wonderful sense of community. It has a village store / post office, a primary school, a village hall, two recreation grounds and a fabulous pub in the form of The Papermakers Arms, which serves excellent food throughout the week. The Chaser in near-by Shipbourne is also well worth a visit. There are also many local societies and clubs, including a range of sporting options, WI, children's pre-school and even a theatre group, The Plaxtol Players, who perform a number of quality productions throughout the year. The area itself is of historical significance: the Romans settled here and Ightham Mote, a National Trust property (with fabulous tea rooms!) is within easy walking distance. And if exploring the local countryside appeals, then there are a host of footpaths, bridleways and woodland trails on your doorstep. The market town of Sevenoaks, with its wide range of restaurants, shops, supermarkets and mainline station, is just 6 miles away. The fast and frequent train service to London (London Bridge, Cannon Street and Charing Cross) means that the City is just over 30 minutes away, with the West End accessible in slightly more time. There is easy access to Eurostar at Ebbsfleet as well as London City and Gatwick airports. Both Tonbridge and Sevenoaks are well served by a range of excellent grammar schools, including Weald of Kent, Tonbridge Girls Grammar and The Judd. There are also many independent preparatory options, including Sevenoaks Prep, New Beacon and The Schools at Somerhill, and for secondary level, Tonbridge school and Sevenoaks School, the latter having very successfully delivered the International Baccalaureate (IB) for many years now.



## ALLENS LODGE

This two bedroom detached lodge sits to the left of the main house as you enter the drive, and therefore has a very independent feel. The accommodation consists of two bedrooms, a living room, bathroom and kitchen, plus there is access to the integrated large garage which also has an additional gardener's WC. To the front it has its own separate terrace. The current owners have used the lodge very successfully as both a holiday let and more recently as a longer term rental.

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