



Ibbett Mosely

Leaders Hodsoil Street, Sevenoaks, Kent,  
TN15 7LH







A fabulous Georgian rural retreat that has been lovingly updated to offer the great sweet spot of character and modern convenience. Now laid out with modern living needs offering open plan spaces and comfortable cosy relaxing rooms. With high quality finishes throughout set in approx. 2.5 acres of mature gardens and paddocks within the popular connected hamlet of Hodsoll Street.

Guide Price £1,500,000

### Entrance Hall

A covered glazed entrance doorway leads into this spacious entrance with Minton style geometric tiled floor and plenty of space for shoes and outdoor clothing. Access to the utility room is here which is ideal for those looking to quickly clean up.

### Kitchen / Breakfast Room

17'5" x 13'9"

This stunning refitted and extended kitchen/breakfast room is a bright and welcoming space, featuring a large central island with a white stone countertop and several stools for casual dining or entertaining. The room boasts a stylish blend of traditional and contemporary elements, with grey cabinetry, built-in ovens, and a wine cooler. Expansive floor to ceiling glazed doors open out onto the patio, flooding the room with natural light and providing seamless access to the garden. Wooden flooring and a partially glazed roof section add warmth and an airy feel, making this a perfect heart of the home. Connected to the dining room.

### Dining Room

13'8" x 11'11"

The dining room is a comfortable, bright space for a sizeable dining table set. The room is naturally lit by multiple windows and features tasteful decor that complements the room's tranquil atmosphere. It enjoys close connection with the kitchen/breakfast room, enhancing the flow for family meals and entertaining and a set of French doors to the garden.

### Sitting Room

18'5" x 13'2"

The sitting room offers a warm and inviting environment, with soft grey wall panelling and neutral carpeting creating a cosy atmosphere. A beautiful fireplace that acts as a charming focal point. Two sets of French doors and a window bring in plenty of natural light and lend views of the garden, making this an ideal space for relaxing or spending time with family and friends connecting all these spaces.

- Charming Updated & Extended Listed Property Dating from 1763
- Extensive Plot of approx. 2.5 acres
- Stunning Open Plan Kitchen Dining Room
- Four Reception Rooms
- Mix of Period Charm & Modern Functionality
- Gated Drive, Barn Garage with Store used as Gym
- Paddock, Lawns, Tree House & Outbuildings
- Equestrian Potential
- EPC rating D - Council Tax Band G
- Guide Price £1,500,000

### Reception Hall

This reception hall, featuring soft carpeting and a wood-burning stove, provides a cosy and versatile space. It has good natural light from the windows and enough room for a desk, making it an ideal spot for working from home or quiet reading this in turn links into the study via a set of glazed doors. A doorway leads to the original front of the home.

### Study

10'10 x 8'5

A charming sitting area with soft carpeting and neutral tones, enhanced by light from a large window with decorative panes. It is connected to the reception hall through glazed doors, offering a pleasant and flexible living space sharing light to both.

### Utility Room

The utility room is practical and well laid out, featuring a sink and space for appliances such as a washing machine and dishwasher. A patterned Minton style tiled floor adds character, and a window overlooks the side of the property, allowing natural light in plus an external doorway to help with the chores of the household. Also connected is an outside opening wc ideal for entertaining outside or returning from a hard days gardening.

### Downstairs WC

This convenient cloakroom has a tiled floor and walls painted in a soft neutral shade. It is fitted with a modern wall-mounted toilet and a small sink, with a window that provides natural light and privacy.

### Landing

The landing is a light and airy space with carpeted flooring and neutral walls. It connects the first-floor bedrooms and bathroom, and is decorated with framed pictures and a radiator below the window.







## Master Bedroom

14'2" x 14'1"

The master bedroom is a spacious and elegant room with two large windows that frame lovely views of the gardens and countryside beyond. The room is decorated in calming neutral tones and features built-in wardrobes for ample storage. It benefits from an ensuite shower room with modern tiling and fixtures, adding comfort and convenience.

## Ensuite

This ensuite shower room is stylishly finished with contemporary tiling and features a walk-in shower, a wall-hung basin, and a close-coupled toilet. A window provides natural light and ventilation.

## Bedroom 2

14'8" x 8'10"

A well-proportioned bedroom with two windows letting in plenty of daylight, soft carpeting, and neutral decor. The room has built-in wardrobes and space for additional furnishings, making it a versatile sleeping area.

## Bedroom 3

11'7" x 11'2"

This bedroom offers ample natural light through two windows and is presented in soft, neutral tones with carpet underfoot. It is a good-sized room with space for furnishings and storage.

## Bedroom 4

11'7" x 8'10"

A spacious bedroom featuring a large window and a peaceful atmosphere, decorated in neutral tones with beige carpeting. The room benefits from built-in wardrobes and enough room for a double bed and other furniture.

## Shower Room

An independent shower room off the landing provides a great option for the larger families with a modern fitted suite including walk in shower, vanity unit sink and close coupled wc.

## Bathroom

A sleek, fully tiled bathroom with a contemporary design. It includes a bathtub with a tiled surround, a wall-mounted basin with a vanity unit beneath, and a close-coupled toilet. The room is brightened by natural light from a window and features patterned wallpaper on one wall for added character.

## Front Exterior

The front exterior of the property of this traditional white-painted house with brickwork on the lower section. It is set back from the road with a large driveway via an electric gated entrance and is bordered by hedges and mature trees, giving privacy and a charming country feel.

## Rear Garden

The extensive rear garden of approx. 2.5 acres is beautifully maintained and spacious green area, perfect for outdoor activities and enjoying nature. It includes large lawns bordered by mature hedges, flower beds, and vegetable plots. A paved patio area adjoins the house, ideal for alfresco dining, and there is a treehouse with a slide in one corner, adding a playful touch for children. The garden enjoys a peaceful outlook over open countryside and offers several distinct areas for relaxation and gardening or equestrian work.







### Outbuilding - Barn, Gym & Garages

The outbuilding provides versatile additional accommodation with a workshop, gym, and two garages. Each room is of generous size, ideal for hobbies, exercise, or storage, with convenient access from the driveway. The workshop and gym are well-lit by windows, and the garages offer ample space for vehicles or further storage needs.

### Location

Located in the charming hamlet of Hodsoll Street this property offers a peaceful setting with convenient access to nearby amenities. The villages of Culverstone Green (1.8 miles), Vigo (2 miles) and Meopham ( 3.8 miles) provide additional facilities, including a petrol station, nursery, recreation ground, and village shop. For those who enjoy the outdoors, Trosley Country Park is just 1.7 miles away, offering beautiful woodland walks and The London Golf Club is just 3.5 miles away, approximately 10-15 minutes drive.

Further afield, Borough Green (4.9 miles), West Malling (8.1 miles), Bluewater (10.5 miles) and Sevenoaks (11.2 miles) all offer extensive shopping and dining options, providing a range of amenities to suit every need.

For commuters, Borough Green offers mainline train services to London Victoria, London Bridge, and Charing Cross, with journey times starting from 37 minutes. Additionally, Meopham (5 miles) provides services to London Victoria with journey times starting from 34 minutes.

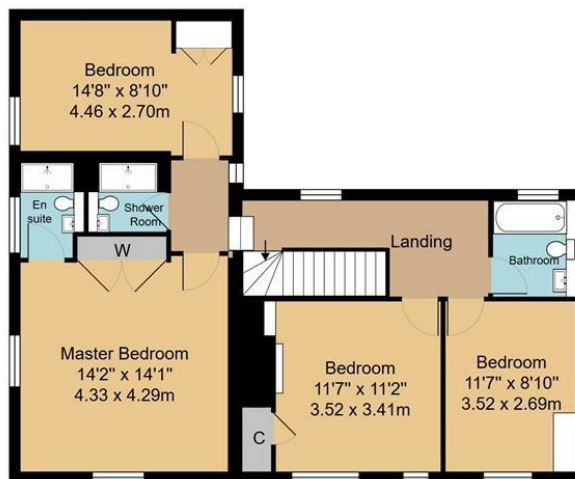
Families will appreciate the variety of local primary schools, including those in Culverstone Green, Vigo, Meopham, Trottiscliffe CE, Wrotham, Platt, and Borough Green. There is also a strong selection of grammar and state schools in Maidstone, Sevenoaks, and Tonbridge. Independent schooling options include Somerhill Preparatory School in Tonbridge, Tonbridge Boys School, and a range of preparatory schools in Sevenoaks as well as the prestigious Sevenoaks School. Sutton Valence Prep and Secondary School, as well as Kings Rochester, are also nearby.

For leisure and sport enthusiasts, the area offers several golf clubs, including Wildernesse and Knole Golf Clubs in Sevenoaks. Reynolds Country Club Retreat in Borough Green, David Lloyd in Kings Hill and Nizels Golf and Fitness Centre in Hildenborough provide health and fitness opportunities as well as cricket in Meopham.

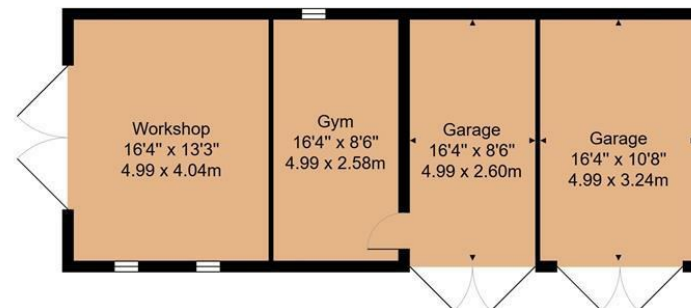




Ground Floor



First Floor



Outbuilding

House Approx. Gross Internal Area  
2285 sq. ft / 212.3 sq. m

Outbuilding Approx. Internal Area  
696 sq. ft / 64.7 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- D**

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