



The Old Mill Estate, Shoreham, Kent





An impressive family estate - **a jewel in the crown of Kent** boasting a converted water mill, Oast house, impressive lake, incredible pool, tennis court and spectacular grounds.

Summary of accommodation

Main House

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/ breakfast room | Utility room | Cloakroom | Cellar | Study area

Principal bedroom with en suite bathroom | Four further bedrooms
Family bathroom

Oast Cottage

Sitting room | Bedroom | Bathroom | First floor kitchen/dining room leading to a roof terrace

Garden and Grounds

Swimming pool | Tennis court | Stunning gardens and grounds with large lake | Delightful far-reaching views | Summerhouse/garden office

Workshop and garage building

In all about 2.9 acres

For those seeking a unique opportunity to live in elegant comfort within stunning surroundings in an Area of Outstanding Natural Beauty, offering privacy but with close accessibility to amenities and transport links, this is a must see.

Distances

- Shoreham Village 1.4 miles
 - Offord Station 1.5 miles (London Victoria 32 minutes)
 - Offord High Street 1.8 miles
 - Sevenoaks High Street 4.8 miles
 - Sevenoaks Station 4.8 miles, M25 Junction 3 6.2 miles
- (All distances and times are approximate)



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Situation

The property is located in a delightful small hamlet at the head of a long shared private road between Otford and Shoreham. Shoreham High Street is 1.4 miles with its charming centre, river and pubs. The larger village of Otford is 1.8 miles with its range of boutique shops, restaurants and pubs. There are stations at both Otford and Shoreham with mainline services to London. The property is well placed for Russell House and St. Michael's prep schools.

Sevenoaks station with its mainline links to London Bridge, London Waterloo East, London Charing Cross and London Cannon Street is 4.8 miles away and the High Street is 4.8 miles with a comprehensive range of shops and restaurants. There are numerous leisure facilities in the local vicinity including golf at Shoreham, Wildernesse and Knole, Sevenoaks Leisure Centre, and cricket at The Vine.

Sevenoaks has a wide array of both state and private schools including Sevenoaks Primary School, New Beacon, Granville, Sevenoaks Prep, Walthamstow Hall, and the internationally renowned Sevenoaks School. The house is well placed for Junction 3 of the M25 being 6.2 miles away.



The Old Mill House

The Old Mill House is a delightful former corn mill that is understood to date from the 18th century. It was converted in the 1970s and is now presented in immaculate order throughout. The accommodation is spacious and versatile and each room has a delightful outlook. The house has an array of period features with a wealth of exposed timbers. It is set in stunning grounds with a superb mix of formal gardens and informal areas split by a wonderful display of water in the form of the Mill channel, Mill Pond and the lake.

A front door opens to the entrance hall from which there are double doors into the main hall with stairs to the first floor, and door to the cloakroom. The elegant double aspect drawing room is a delightful room with part vaulted ceiling, open fireplace with timber surround and French doors to the rear terrace. Double doorway opens to the dining room with a delightful view over the mill pond. The sitting room is also double aspect with a wealth of exposed beams and a built in dresser.

The Bespoke Kitchen Company designed kitchen/breakfast room is well equipped with a central work island, fitted Wolf, and Miele appliances. There is a good-sized utility room with a door to the side.

A turning staircase rises to the first floor landing. There is a mezzanine study area with delightful views. The impressive principal bedroom has an attractive range of fitted oak wardrobes with matching dressing table. There is a spacious en suite bathroom with double ended bath and separate shower cubicle. There are three further bedrooms on this floor together with a recently refurbished family bathroom and separate WC.

Stairs lead to a charming vaulted bedroom on the second floor.



Main House

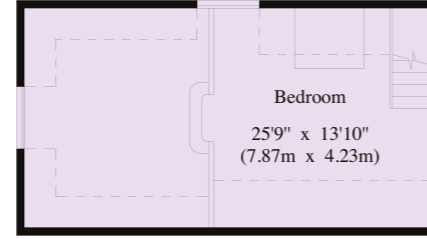
Approximate Gross Internal Floor Area
319.1 sq m (3434 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

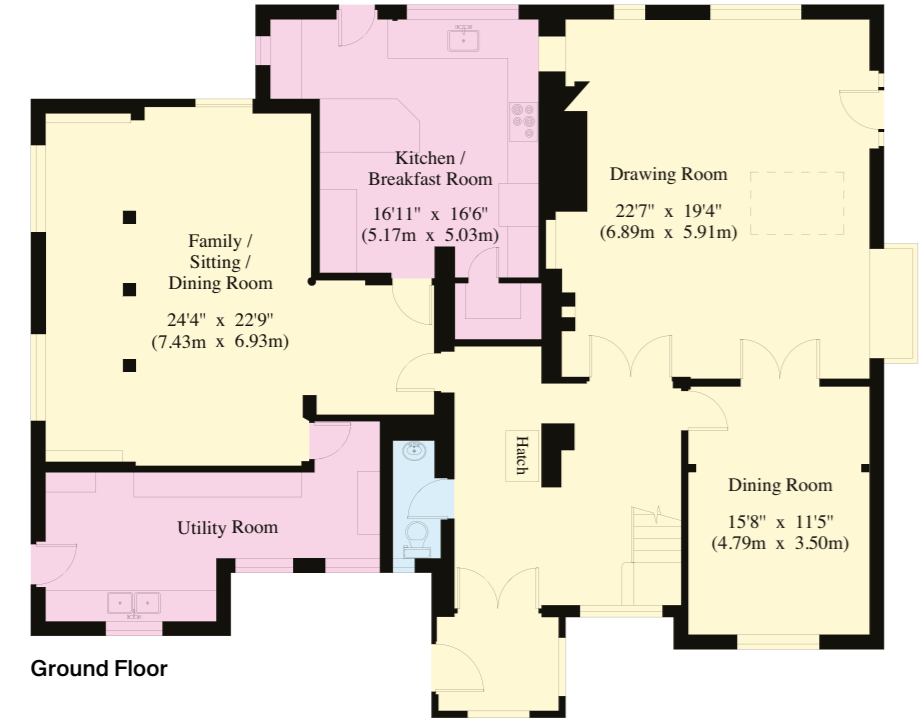
----- Restricted height



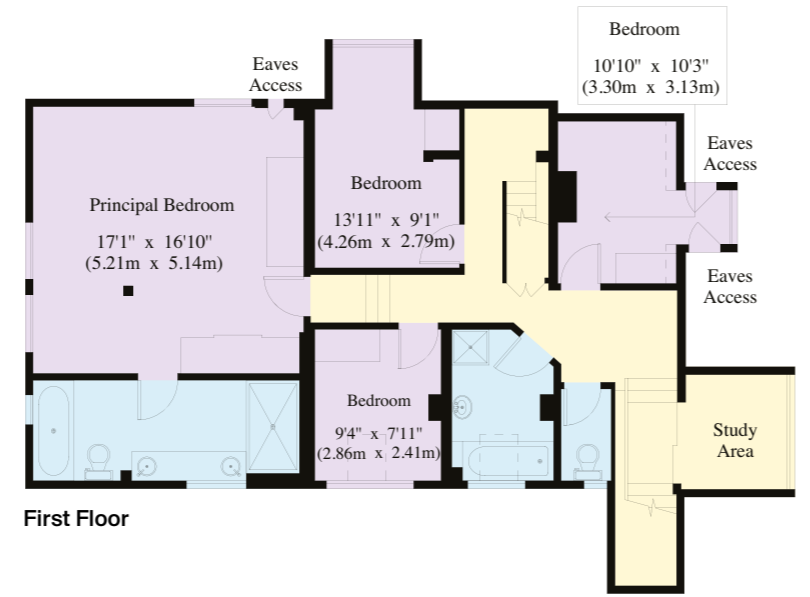
Second Floor



Cellar



Ground Floor



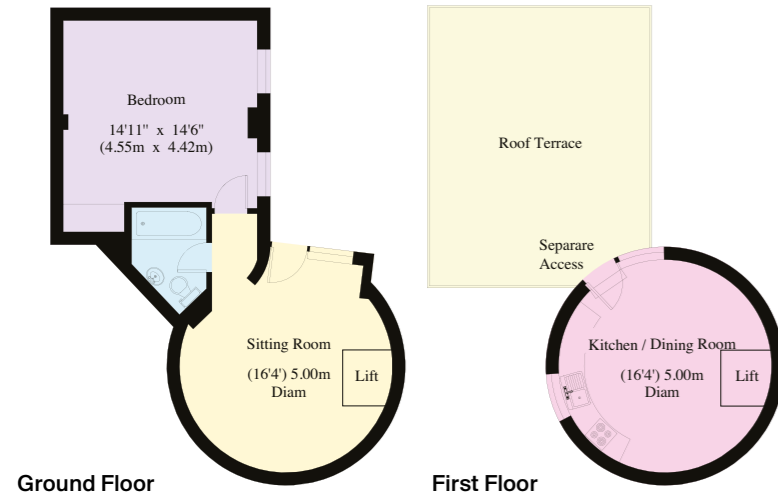
First Floor





Oast Cottage

Approximate Gross Internal Floor Area
66.3 sq m (713 sq ft)



Oast Cottage

There is a very attractive detached oast that has been converted to form ancillary accommodation. On the ground floor is roundel sitting room with a disabled friendly lift to the first floor, a double bedroom and a bathroom. On the first floor is a roundel kitchen/dining room with separate access to an excellent roof terrace.

Gardens and grounds

From the private road an electric five-bar gate opens to a gravel parking and turning area at the front of the house culminating at the open triple bay barn garage. The front garden has a wide array of established shrubs and an area of lawn that borders the enchanting mill pond. On the other side of the private road is a 'secret' partly-walled garden with heated swimming pool, terrace and pool house. The current owners have recently re landscaped the pool area and updated the pool.

From the front garden a path leads around the house and across a bridge to the main area of the garden. This forms a stunning setting for the house with formal lawns, a wide array of mature shrubs and trees and the superb lake.





There is a summer house with terrace in front and beyond the formal lawn is a hard tennis court. There is an informal area of paddock beyond this to the boundary.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Services

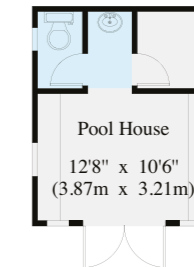
Mains electricity, water and drainage. Oil-fired central heating.

Outbuildings

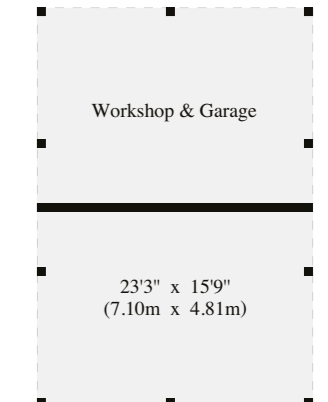
Approximate Gross Internal Floor Area

Summer House: 14.7 sq m (158 sq ft)

Pool House: 12.4 sq m (133 sq ft)

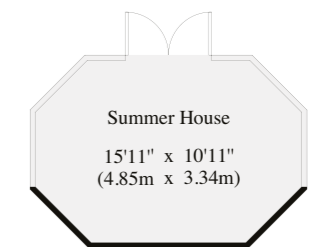


Pool House
12'8" x 10'6"
(3.87m x 3.21m)



Workshop & Garage

23'3" x 15'9"
(7.10m x 4.81m)



Summer House
15'11" x 10'11"
(4.85m x 3.34m)

Directions (TN14 7RP)

From Sevenoaks head north on the A225 passing The Vine towards Bat and Ball. At the crossroads with the A25 continue straight across on the A225 to Otford. At the central roundabout take the second exit towards Farningham passing the station on the right hand side. Follow the Shoreham Road towards Shoreham. The turning for The Old Mill House can be found on the left before Fackenden Lane marked by a public brideway sign and before the main turning to Shoreham village. Continue along this road, keeping to the right down the hill and the entrance to The Old Mill House is on the left.

Viewings

Viewings strictly by prior appointment with the vendors sole selling agents
Knight Frank 01732 744477.

Property information

Tenure: Freehold

Local Authority: Sevenoaks District Council: 01732 227000

Council Tax: Band H

EPC Ratings: Old Mill - E, The Oast House – F



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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