

Franks Lane

Horton Kirby, Kent



A beautifully remodelled Grade II listed cottage set on the rural edge of a Kent village and within easy reach of central London.



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Summary of accommodation

The House

Ground floor: Entrance hall | Kitchen | Utility room | Dining room | Sitting room | WC

First floor: Two bedrooms | Bathroom | Family bathroom

Second floor: Two bedrooms

Outside

Stores | Shed | Garage | Gardens





Situation

Times and distances are approximate.



Situated on the outskirts of East Peckham village, with shopping for every day needs, including the local village store, Post Office, Butchers, Chemist, Bakers and two pubs.



Farningham Road Station is 1.3 miles away offering services to Bromley South and London Victoria whilst Ebbsfleet International Station is 7.6 miles away and provides access into London.



Junction 3 of the M25 is only 1 mile away providing an easy route to the airports at Gatwick and Heathrow to the south/west and to Stansted to the north. The M20 links to the channel ports whilst the M25 then provides the link to the wider UK motorway network.



The area is also well known for its excellent schools and education providing a wide range of private and state schools including Sevenoaks School, Tonbridge School, Dartford Grammar, Dartford Grammar School for Girls, Sevenoaks Prep, New Beacon, St. Michaels, Tunbridge Wells Grammar School for Boys and Russell House as some examples.



There are also a wide range of sporting opportunities with some excellent golf courses (The London Club, Wilderness and Knole Park for example).





The Property

Located on the edge of Horton Kirby, a charming Kent village with a rich history and thriving community including the nearby cricket club, this wonderful period cottage has been extensively updated by its current owners and provides a fine mix of living and entertaining space surrounded by a walled and landscaped garden. The property is approached along a quiet country lane and entered through an electric sliding entrance gate into a gravel parking area at the front of the house with ample turning space and a double garage with electric roller shutter door and built in store room.

An entrance lobby leads through to a fine entrance hallway with oak flooring alongside access to a remodelled utility room, coat cupboard/store room and separate guest WC.

The living room, originally the oldest part of the house, is bookended by two imposing inglenook fireplaces, one fitted with a log burner. The original oak panelling with carvings matches the exposed oak timbers but also the updated interior décor and carpeting. All of the doors are of solid oak wood.

At the eastern edge of the house the current owners have extended the original kitchen to create a magnificent open plan kitchen dining area with oak framed extension (with zoned underfloor heating) incorporating 2 pairs of bi-folding doors opening up to the terrace and garden. The kitchen is handmade with quartz stone worktops, integrated appliances, twin ovens, a 5-ring gas hob, a separate breakfast larder and a large central island. Upstairs the house provides four double bedrooms over the first and second floors together with a pair of family sized bathrooms.

The newly created master bathroom includes a large walk-in shower alongside a freestanding bath and underfloor heating whilst the guest/second bathroom has also been updated. Within the house the current owners have added a new boiler with pressurised hot water and updated central heating system (with elegant cast iron radiators) along with a water softener and Nest smart thermostats. The lighting has been changed to LED lights throughout the property and all the bedrooms have been fitted with built in cupboards and wardrobes.





Gardens and Grounds

Outside the kitchen/dining room opens up onto a wrap around terrace, perfect for al-fresco dining and entertaining. Alongside, the garden is ideal for families, set to grass with a post and rail fencing/large hedging border and providing enough space for the most boisterous of children.

Property Information

Tenure: Freehold.

Local Authority: Sevenoaks District Council

Council Tax: Band H

EPC: Exempt

Viewing: Strictly by appointment through Knight Frank.



Approximate Gross Internal Floor Area

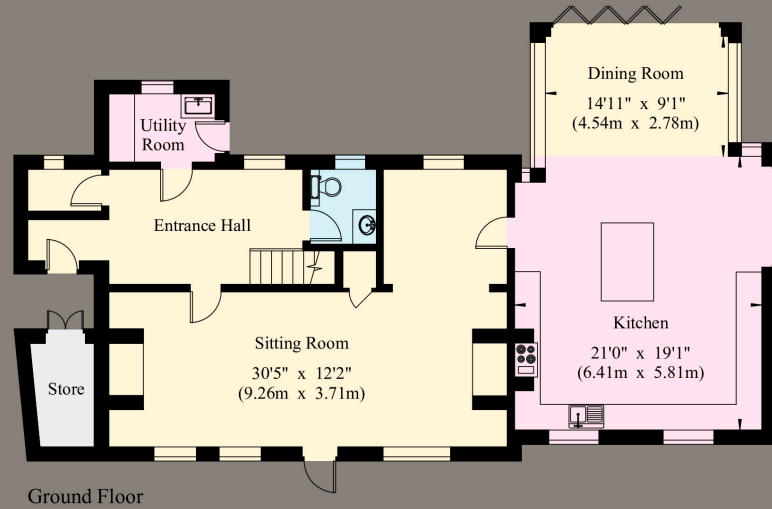
Main House: 231.2 sq.m / 2,489 sq.ft

Garage: 28.9 sq.m / 311 sq.ft

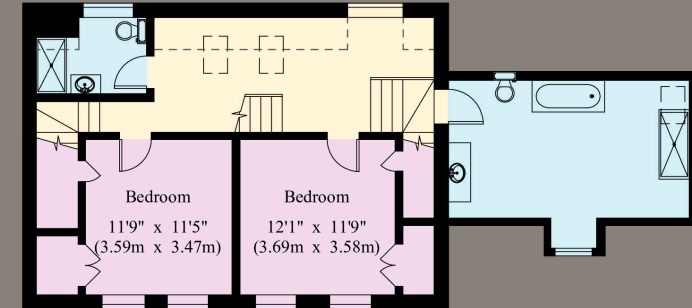
Outbuildings: 9.8 sq.m / 105 sq.ft

Total Area: 269.9 sq.m / 2,905 sq.ft

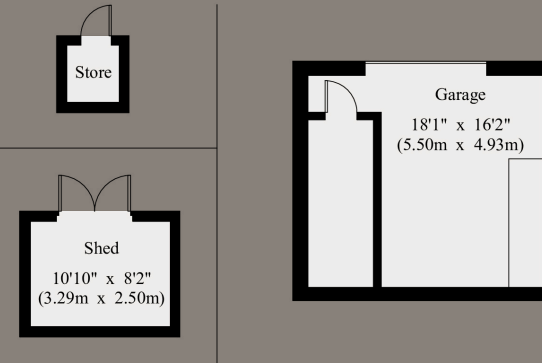
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Second Floor



First Floor



----- Restricted Height



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I would be delighted to tell you more

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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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Particulars dated October 2024. Photographs and videos dated October 2024.

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