

# Nutwood House

The Street, Plaxtol, Sevenoaks, Kent





A characterful five bedroom property  
located in the centre of the vibrant  
village of Plaxtol, with extensive gardens  
and outbuildings.



### Summary of accommodation

#### Main House

**Ground Floor:** Entrance Hall | Kitchen / Dining room | Study | Drawing room | Family room | Bathroom

Utility room | Larder | Coal / Log store

**First Floor:** Four bedrooms | Two bathrooms | Dressing room

**Second Floor:** Bedroom | Bathroom

#### Garden and Grounds

Studio | Outbuilding







## Situation

(Distances and times are approximate).



The house is situated in the centre of the sought-after village of Plaxtol, which benefits from a Village Stores & Post Office, Pub, Nursery and Primary School. A more comprehensive range of shops and restaurants can be found in Tonbridge and Sevenoaks, 5.1 miles and 7.1 miles away respectively.



There are numerous schools in the area including Plaxtol Primary School, the public schools in Sevenoaks and Tonbridge, as well as the highly sought after grammar schools in Sevenoaks, Tonbridge and Tunbridge Wells.



The property is conveniently placed for access to the M25, M20 and M26, providing links to the national motorway network, London, Channel Tunnel, Kent coast, and Gatwick, Heathrow and Stansted airports.



The train line through these two gives a fast regular service to London Bridge, Cannon Street and Charing Cross. Borough Green, 3 miles away, also serves day to day amenities and has a mainline station with trains to London Victoria and Charing Cross.









## Nutwood House

Thought to date back to 1905, was originally the Red Lion Pub and the village meeting house. The ground floor of Nutwood House is designed for both practicality and comfort, with well-defined spaces that support daily living, work, and entertainment. Upon entrance you can access the kitchen/dining room which is centrally positioned, acting as the hub of the house featuring rustic wooden cabinetry, farmhouse sink and large arched windows that floor the space with natural light, which connects directly to the family room and is in close proximity to the utility room and larder for additional storage and a dedicated coal/log store making it highly functional for cooking and storage. Adjacent to the kitchen, the cosy family room provides a relaxed atmosphere with a log burner, while the grand drawing room, with its expansive proportions and large windows and exposed beams, serves as a refined space for formal gatherings. Additionally, two well-placed bathrooms ensure effortless comfort for guests. Tucked beneath the main living areas sits a cellar ideal for additional storage, a dedicated wine store within the cellar adds a refined touch.

The first-floor features four spacious bedrooms and a dedicated dressing room, the primary bedroom offers ample space and large windows, adjacent to it, bedroom two mirrors its charm with a similar layout and natural light. Bedrooms three and four are also well proportioned, each with character and views of the surrounding property. In addition to a shower room, a stylish spacious bathroom serves the floor, complete with classic fitting, a freestanding bath and vintage décor. The dressing room adds a touch of luxury, providing additional storage and convenience.



The second floor of consists of a double bedroom with a modern yet classic design. There are two access points to the eaves, which may provide additional storage options. This floor is accessed via a staircase leading up from the first-floor hallway, making it a more private and secluded space, ideal for a guest room or a quiet retreat.







## Outside

A spacious outbuilding is currently used as a working artist's studio, with mains electricity and plumbing. It had permission (now lapsed) to turn into a separate living annex, but provides an ample, well-lit and flexible space that could be used for an office, gym or entertainment.

There is also a smaller outbuilding which could serve multiple purposes, such as storage, a workshop, or even a potential home office. The outdoor space is equally impressive, it spans to 1.81 acres and showcases a beautiful mix of natural landscaping. It also features a blend of wild meadow areas, neatly mowed pathways and vibrant flower beds. There are also well-maintained hedges, adding an artistic and formal touch to sections of the garden.

## Property Information

**Tenure:** Freehold

**Local Authority:** Sevenoaks District Council

**Council Tax:** Band G

**EPC:** E

**Postcode:** TN15 0QE

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.





House: Approximate Gross Internal Floor Area  
354.6 sq.m / 3816 sq.ft  
Outbuilding: Approximate Gross Internal Floor Area  
21.1 sq.m / 227 sq.ft  
Studio: Approximate Gross Internal Floor Area  
43.6 sq.m / 469 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.



**Knight Frank**  
113-117 High Street  
Sevenoaks  
TN13 1UP  
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

**Matthew Hodder-Williams**  
01732 274460  
[matthew.hodder-williams@knightfrank.com](mailto:matthew.hodder-williams@knightfrank.com)



**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 April 2025. Photographs and videos dated Summer 2023.

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