



Ibbett Mosely

High Street, Kemsing, TN15 6LX





**AN IMPPRESSIVE COUNTRY ESTATE SITTING IN THE VERY HEART OF THE VILLAGE. AN ELEGANT PERIOD HOUSE, EXTENSIVE GARDENS, SWIMMING POOL, BARN, STABLE BLOCK, 2 FIELDS AND Paddock- Call Ibbett Mosely for details 01959 522164**

- 4 Bedrooms
- Shower Room & Family Bathroom
- Drawing Room
- Dining Room
- Library
- Kitchen
- Extensive Gardens with Swimming Pool
- Two Storey Barn & Stable Block. Two Fields and a Paddock
- Planning consent for conversion of barn previously granted - Details on request
- Planning consent for alternative vehicular access from Heaverham Rd previously granted - Details on request

## LOCATION

Siting in the very heart of this popular village. Kemsing is a vibrant village at the foot of the North Downs with a range of local shops, school, public house, churches and library. A popular location for those who enjoy outdoor pursuits with many walks through the surrounding countryside and sports facilities close by. Kemsing has its own cricket club. There is a regular bus service from Kemsing to Sevenoaks. The village of Otford is close by with a number of boutique shops and cafe in the High Street with a wider range of day to day shopping facilities on The Parade including a post office and convenience store. There are a number of highly regarded schools in the area both state and independent including Sevenoaks School, St Michaels and Russell House prep school. Otford has a station offering fast trains to London Bridge and Charing Cross taking 30 minutes. Sevenoaks Town Centre is about 3 miles away with a wide range of shopping facilities, sports centre, cinema/theatre complex, restaurants and a mainline station with fast services to London on the Charing Cross/Cannon Street line taking about 30 minutes. The M25 motorway can be

joined at the Chevening junction with links to the Dartford Crossing, Ebbsfleet and Bluewater Shopping/Leisure complex. Motorway access to both Gatwick and Heathrow airports.

## DESCRIPTION

As Sole Agents we are delighted to present Little Wybournes which comes onto the market for the first time in almost 65 years. This charming period property and country estate sits on the site of the original manor house known as Wybournes where Randolph Caldecott, the Victorian illustrator lived and painted in the 1880's. The house was largely rebuilt in Edwardian times and the garden has been developed further since. Little Wybournes was built on the original site of the manor house. There remains an ancient working well producing ample water when mains water is unavailable. On entering Little Wybournes one cannot help being impressed by the wrought iron clock hanging above the front door. The accommodation is arranged over two floors with a comfortable Drawing Room from where one can sit on the window seat overlooking the rear gardens. There is also a Dining Room, Library and Kitchen.. All four Bedrooms, Family







Bathroom and Shower Room are on the First Floor. The impressive gardens are well maintained and lead off to a Barn and original Stable Block. The swimming pool was installed from the semi basement of the old dairy. Towards the far end of the garden are two fields flanked by a row of impressive lime trees. Full details regarding previous planning consent for the conversion of the barn and alternative vehicular access from Heavenham Road available on request. Please call Ibbett Mosely on 01959 522164

## ENTRANCE

Through solid front door into:

## ENTRANCE HALL

Staircase leading to first floor. Parquet floor. Radiator.

## SMALL LOBBY

Door leading to side.

## CLOAKROOM

Window to side. Wash hand basin and WC

## DRAWING ROOM

Multi-paned bow window to rear with window seat. Feature fireplace. Attractive alcove with shelving inset. Partial parquet flooring.

## DINING ROOM

Two sash windows to rear. Picture rail. Parquet floor.

## KITCHEN

Range of wall and base units. Gas Aga. Double sink. Deep walk in larder with marble cool shelf. Utility Area with butler sink

## LIBRARY

Window to side. A comprehensive range of shelving. Radiator.

## FIRST FLOOR

## LANDING

Two sash windows to rear. Range of book shelves







## BEDROOM

Window to side and rear. Built in cupboard. Radiator

## BATHROOM

Window to side Suite comprising: panelled bath, wash hand basin, wc. Cupboard housing hot water cylinder. Access to loft.

## BEDROOM

Window to side. Radiator.

## BEDROOM

Window to side. Built in cupboard. Radiator.

## BEDROOM

Small window to rear. Radiator

## SHOWER ROOM

Two sash windows to rear. Shower cubicle, vanity unit with wash hand basin inset, wc. Fully tiled surround. Radiator.

## OUTSIDE

### FRONT

Double timber gates opening to provide vehicular access into the grounds.

## REAR GARDENS & FIELDS

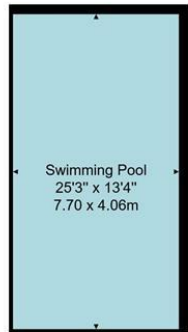
The extensive gardens are arranged to provide a perfect setting for outdoor entertaining. A walled courtyard garden with grape vine arbour, a long boarder of old roses and herbaceous plants. An Irish yew walk and smaller garden surrounded by beech hedges, with far reaching views towards the hills. A paved patio area with steps leading up to the swimming pool. Pathway leading through to two fields.

**TWO STOREY BARN:** - Spacious ground floor area with timber staircase leading up to first floor, originally the Chauffeur's accommodation. Immense scope for converting to a separate dwelling, subject to planning consent.

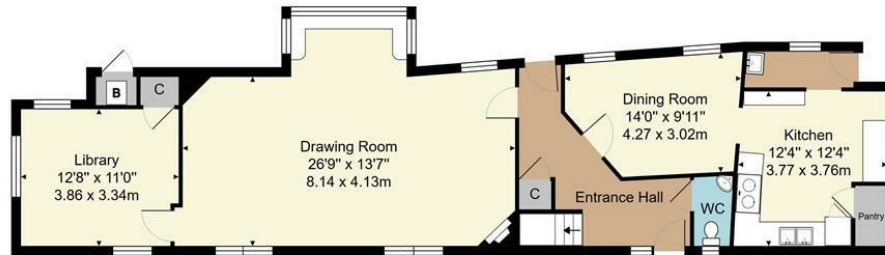
**STABLE BLOCK & Paddock:** Originally four individual stables. Scope for conversion subject to planning consent.



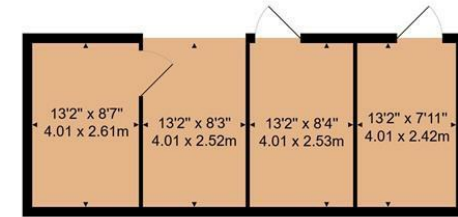
**Approx. Gross Internal Area:** - House 1992 sq. ft / 185.1 sq. m  
 - Barn 1332 sq. ft / 123.7 sq. m  
 - Stables 448 sq. ft / 41.6 sq. m



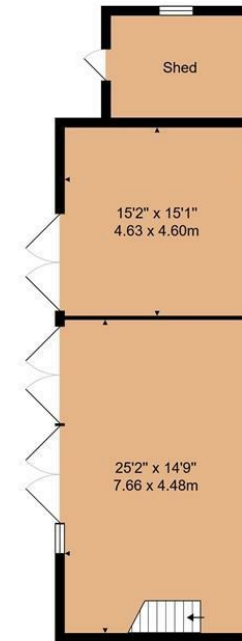
**First Floor**



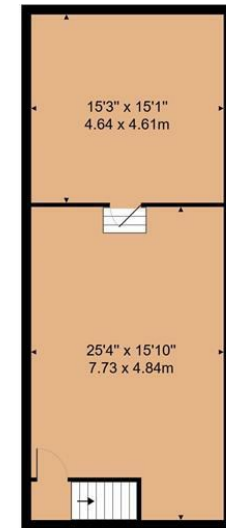
**Ground Floor**



**Stables**



**Barn Ground Floor**



**Barn First Floor**

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**

**Otford 01959 522164**

**EPC Rating-**

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