





OLD COMP COMP LANE, PLATT, SEVENOAKS, TN15 8QS

GUIDE PRICE £1,350,000

- Characterful four-bedroom detached family home
- Approximately 1.66 acres of mature, private grounds (TBV)
 - Extensively modernised and remodelled throughout
 - Stunning kitchen/dining room with quartz worktops & herringbone flooring
- Extended living room with vaulted ceiling, exposed beams & French doors
- Four double bedrooms including ground-floor principal suite
 - Detached double garage with versatile first-floor space
 - Fascinating historic kiln with potential for restoration/conversion (STP)
- Great Comp Garden opposite & beautiful countryside close by
- Borough Green station 1.9 miles – London Bridge from 38 mins & Victoria from 49 mins

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ABOUT THIS HOME

Old Comp is a characterful four-bedroom detached home occupying a wonderfully private plot of approximately 1.66 acres (TBV), tucked away along a desirable semi-rural lane in Platt. Modernised and remodelled, the house combines generous proportions with beautifully considered contemporary interiors.

At the heart of the home is the gorgeous kitchen/dining room, finished with deep navy cabinetry, quartz worktops and herringbone flooring. It is an exceptional space for everyday family life and entertaining.

The living room has been extended by the current owners and is equally striking, with a vaulted ceiling, exposed beams and multiple sets of French doors opening onto the gardens. A separate snug, utility room and generous entrance hall complete the main living accommodation.

There are four double bedrooms, including two on the ground floor. The principal bedroom benefits from a stylish en-suite shower room, while upstairs are two further generous bedrooms and the family bathroom.

Outside, the house sits within approximately 1.66 acres of mature gardens and grounds, providing an impressive sense of space and privacy. A sweeping driveway offers plentiful parking and leads to the detached double garage, which also has a useful first-floor space above – ideal to convert into a home office, gym or studio.

Near the end of the garden is a fascinating old kiln, adding an unusual element of historic interest to the property. Subject to any necessary consents, it also offers exciting potential to restore or repurpose as a characterful feature outbuilding, studio or garden retreat.

With approximately 2,730 sq ft including the garage, Old Comp offers a rare combination of extensive grounds, beautifully remodelled accommodation and an exceptionally convenient semi-rural setting.



A photograph of a bedroom interior. A large bed with a tufted headboard and a patterned duvet is the central feature. To the left, a bay window with light-colored curtains looks out onto a green garden. To the right, a large wooden chest of drawers stands against the wall. The room has a high ceiling with exposed wooden beams and a modern light fixture. A semi-transparent dark circle is overlaid on the right side of the image, containing the text.

OWNERS COMMENTS

What we fell for first was the setting. Summer evenings on the west-facing patio, watching the sky turn gold over the garden with friends around the table. Clear nights lying out on the lawn with the children, tracing shooting stars against skies so big and so dark you forget you're less than an hour from London. The quiet, unhurried rhythm of a proper village, with its little school at the heart of it.

Then there's the house itself, parts of it dating back to the 1800s, with ironstone walls that have clearly seen a great deal of life before ours, and will see a great deal more after.

We're not selling this because it lacks anything. It doesn't have every feature under the sun, and it was never meant to be the biggest house on the lane. We're selling a rare kind of privacy and peace, and a home that has quietly shaped how our family lives. Whoever comes next, we hope you find here what we found: not a list of specifications, but somewhere that feels like it was waiting for you.





Approx. Gross Internal Floor Area 2730 sq. ft / 253.81 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or misstatement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested

ABOUT THE AREA

Old Comp occupies a delightful semi-rural position on Comp Lane in Platt, surrounded by beautiful Kent countryside yet exceptionally well connected. The village has a strong sense of community with a primary school, church, village hall and local pub, while nearby Borough Green provides a good range of everyday shops and amenities.

For commuters, Borough Green & Wrotham station is just 1.9 miles away – around a 7-minute drive – with direct trains reaching London Bridge in approximately 38 minutes and London Victoria in around 49 minutes. Road connections are also excellent, with convenient access to the M20, M26 and M25.

The wider area is particularly well regarded for schooling, with a choice of highly regarded state, grammar and independent schools across Sevenoaks, Tonbridge and Maidstone.

Despite its accessibility, Platt retains a distinctly rural character, with woodland, footpaths and open countryside close at hand. The renowned Great Comp Garden is just opposite, adding to the heritage and character of this attractive part of Kent.





ABOUT US

Rafferty & Pickard represent homes across London and the South East, from city centre apartments to elegant country houses.

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