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**THE BARN, GREAT COMP GARDENS**

# The Barn, Great Comp Gardens, Comp Lane, Platt, Sevenoaks, Kent TN15 8QS



An impressive detached Barn conversion with voluminous living spaces which has recently been the subject of a large extension and complete re-modelling and refurbishment to exacting standards in an exclusive modern, contemporary design finished to an extremely high standard.

The versatile 5 bedroom and 5 bathroom accommodation extends to approx. 3000 sqft laid out on four storeys with a unique 'art deco' style staircase rising to each floor. The exclusive interior boasts 21st century technology throughout and is ideal for those seeking 'high-end family living' along with spacious guest entertaining spaces. The heart of the home is a substantial open plan kitchen, breakfast and dining area which includes sleek cabinetry and a large central island complete with a range of built in appliances and floor to ceiling bi-fold doors to one aspect opening out to the garden and offering a stunning indoor/outdoor feel. Another 'stand out' feature of the interior is a large 'light and bright' sitting room with impressive vaulted and beamed ceiling.

For those with extended family requirements the layout of the lower ground floor accommodation offers scope to adapt to incorporate a self contained annexe if required.

The property occupies a semi-rural location situated off a country lane on the edge of St Mary's Platt and approached through an electric gated entrance onto a spacious parking area for numerous vehicles Private gardens surround the barn offering security and space for the enjoyment of a growing family. There is also timber outbuilding currently used as a GYM with separate workshop. This building offers ideal options for use as a home office or hobbies room.

For local shops and amenities plus mainline rail station connecting to London Victoria the village of Borough Green is a short drive away as is the M20 motorway junction 2A connecting to the M25.

## LOCATION & AREA AWARENESS

The property is located on the edge of St. Mary's Platt and within easy reach of Borough Green with its shops and amenities and rail station connecting to London Victoria (50 minute service). Comprehensive shopping and further transport links are provided from nearby Sevenoaks (7 miles and with its mainline station to connecting to London Bridge and Charing Cross) as well as at the towns of Tonbridge and Maidstone.

The area provides a wide range of excellent schools including primary schools in St. Marys Platt and Borough Green to the Grammar and private preparatory and secondary schools in Sevenoaks, Tonbridge and Maidstone (including Sevenoaks School, Tonbridge School, Maidstone Grammar School, The Judd School, The New Beacon,

Sevenoaks Prep, St. Michaels' Prep School and Walthamstow Hall) whilst there is a wide range of leisure facilities and sports clubs within a close range of the house.

Nearby access to the M20 offers good links to the M25 and the airports at Gatwick and Heathrow together with London and the wider UK motorway network.

## ACCOMMODATION

Refer to the floor plan for sizes and layout.

All rooms have independent heating controls. All floors have underfloor heating.

In outline on the GROUND FLOOR a large HALLWAY leading to the expansive KITCHEN and DINING AREA plus additional SITTING AREA with bi-fold doors lead to the grassed lawn. The kitchen floor is AMTICO specifically made for heavy wear and thermal underfloor heating. A white matching granite worktop on the base kitchen cupboards along with the large central island. The same granite is used on the dining room table which may be sold with the property. The main SITTING ROOM has exposed timber beams, a large wall for the TV. Additionally there is a WC and shower to one side of the sitting room.

LOWER GROUND FLOOR - HALL space for gaming and storage / BEDROOM 5 with separate SHOWER ROOM / WC / WASH HAND BASIN, storage space, further UTILITY ROOM housing the central heating pressure boiler system and plumbing for washing machines and or tumble drier.

FIRST FLOOR - 2 further BEDROOMS (3 & 3), FAMILY BATHROOM with separate walk in shower, free standing bath, large vanity unit with hand basin.

SECOND FLOOR - BEDROOM 2 with roof light, ENSUITE WC / SHOWER and wash hand basin. PRINCIPAL BEDROOM SUITE - with EN-SUITE walk in SHOWER and BATH, vanity unit with wash hand basin. Substantial dressing room with expansive storage including a dressing table, wardrobes, chest of drawers etc, all of which leads to the BEDROOM, further storage space and large opening double doors overlooking the garden.

## OUTBUILDINGS, GARDEN & GROUNDS

The front of the house has parking for several vehicles and currently is a shingles surface. To one side of the drive is a grass area leading to a side gate and the rear secure garden area with ASTRO TURF surface, steps to the kitchen, sunken Trampoline and timber slide and climbing frame. A further paved 'sitting out' area next to the outbuilding.

OUTBUILDING - timber building currently used as a GYM with separate workshop. Also ideal for a home office or hobbies room.

DOG KENNEL/S - may not stay with the property.

## MATERIAL INFORMATION

TENURE: Freehold / PROPERTY TYPE: Detached

PROPERTY CONSTRUCTION: Brick and upper timber with Ragstone facings

NUMBER & TYPE OF ROOM/S: 5 bedrooms / 5 shower and or bathrooms / Kitchen & Dining room & walk in Pantry / Sitting room / Hallways - see attached floor plans.

PARKING: Electric gate / Off road 4 or 5 cars

LOCAL AUTHORITY: Tonbridge & Malling / TAX BAND: G

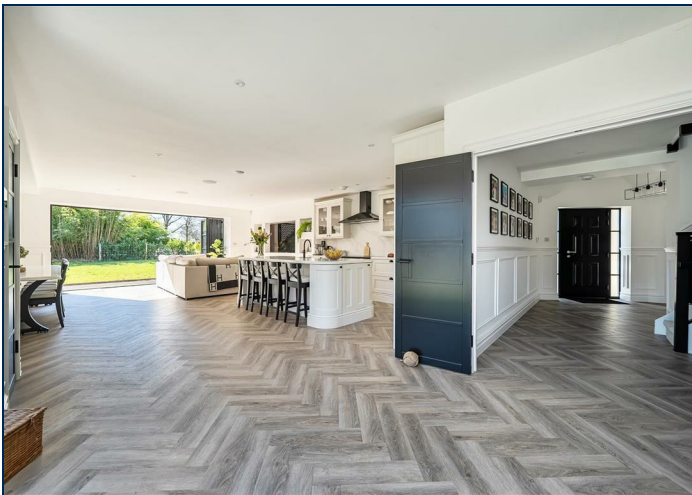
EPC RATING: C 70 / 73 - Certificate number 9486-3060-0207-8046-2204 - Full ratings & advisories/estimated costs are now online at the .gov web site:  
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## SERVICES

HEATING: Oil central heating under floor throughout the accommodation.

SEWAGE: Privet cesspit/tank.

WATER SUPPLY: Main / ELECTRICITY SUPPLY: Mains.



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#### HELPFUL WEBSITE LINKS

We recommend that you visit the local authority website pertaining to the property you are interested in buying for all the planning consents / restrictions / history and the following websites for more helpful information about the property and surrounding local area before proceeding in a purchase:

[www.goodschoolsguide.co.uk](http://www.goodschoolsguide.co.uk) | [www.homecheck.co.uk](http://www.homecheck.co.uk) | [www.floodrisk.co.uk](http://www.floodrisk.co.uk) | [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) - [www.landregistry.gov.uk](http://www.landregistry.gov.uk) | [www.homeoffice.gov.uk](http://www.homeoffice.gov.uk) | [www.ukradon.org](http://www.ukradon.org)  
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#### DIRECTIONS

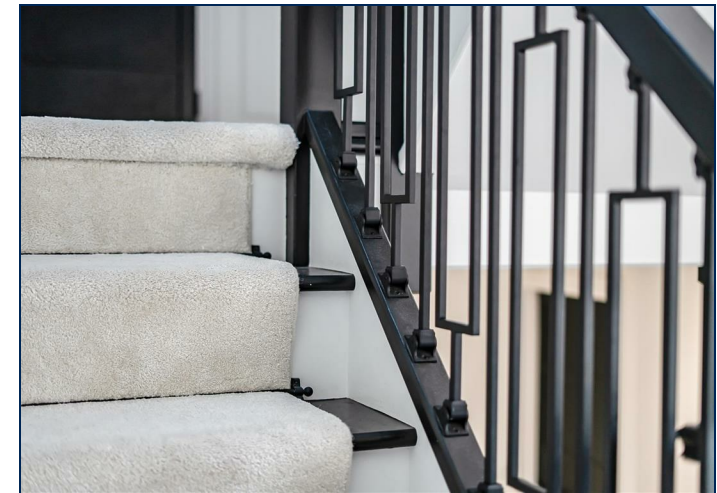
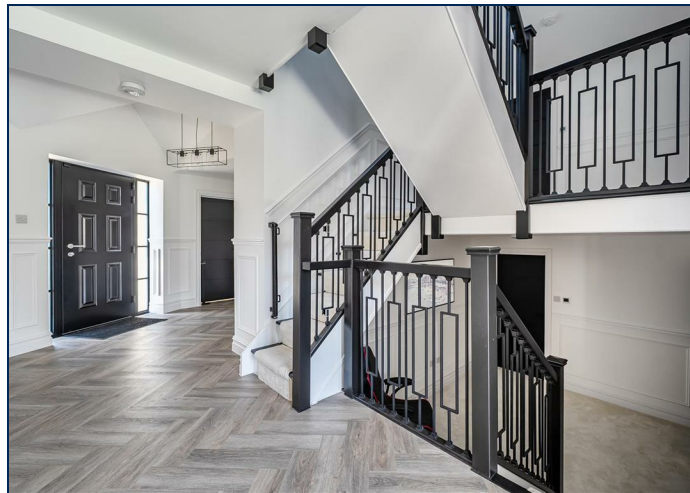
Come off Comp lane and follow the signs for Comp Gardens, turn off and go past the Comp Gardens car park on the left, keep right and the property will be on the left behind a large sliding electric gate.

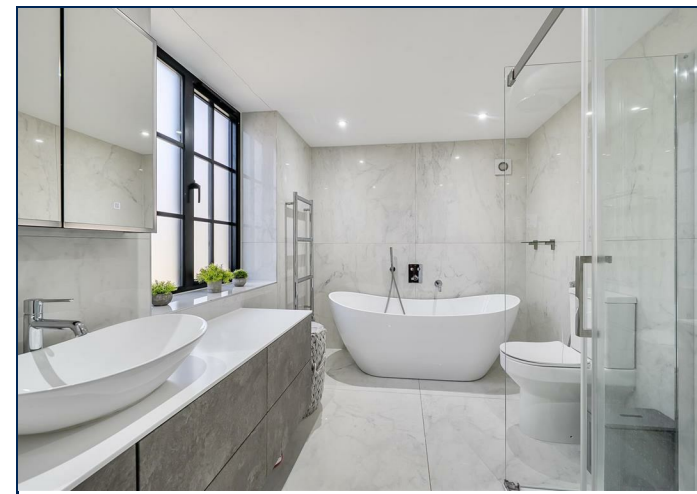
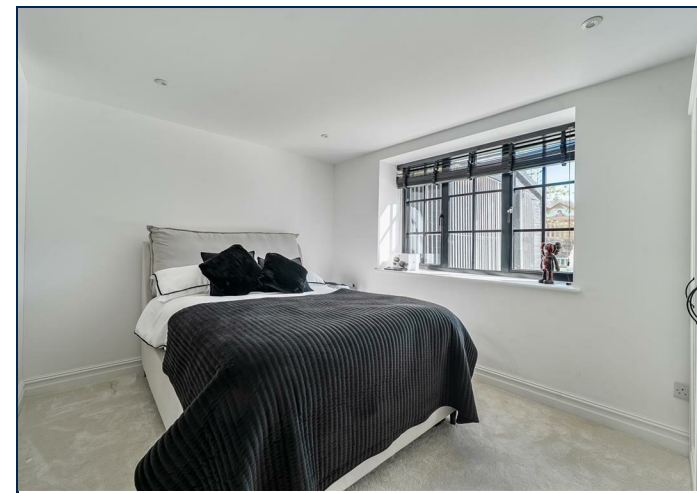
#### VIEWING ARRANGEMENTS

All Viewings are strictly by Appointment with the Vendors' Agent  
Equus Country & Equestrian, South East/South West  
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**Guide price £1,750,000**





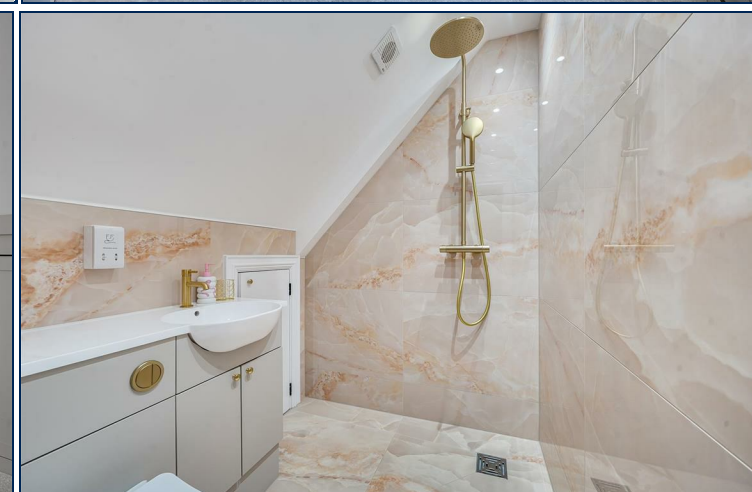
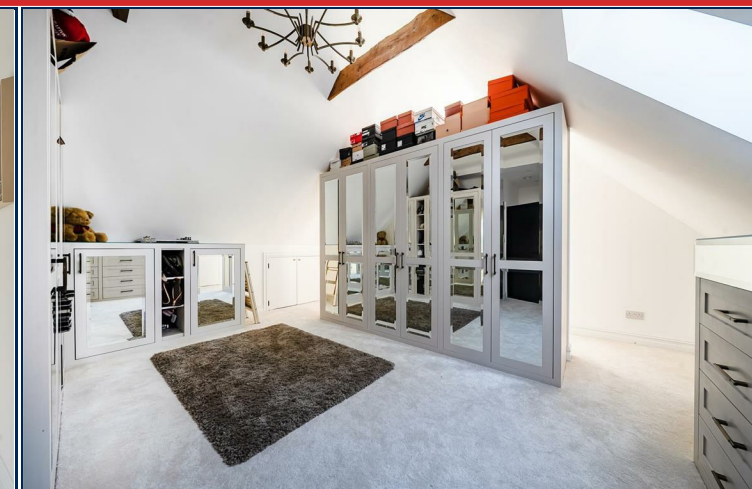
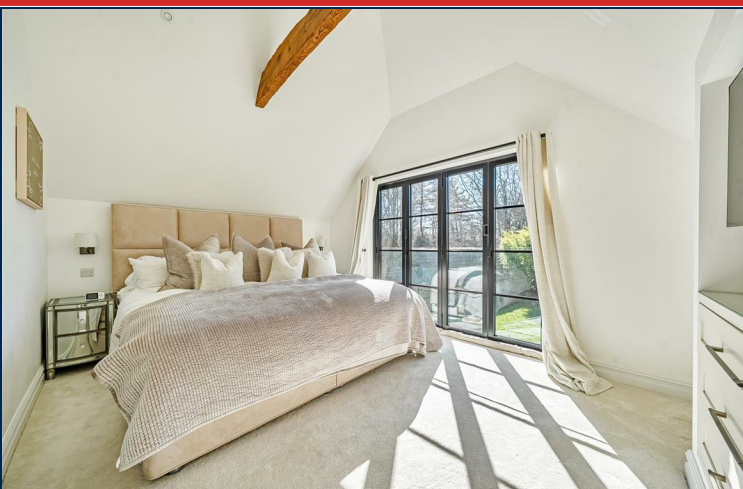
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>70</b>	<b>73</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

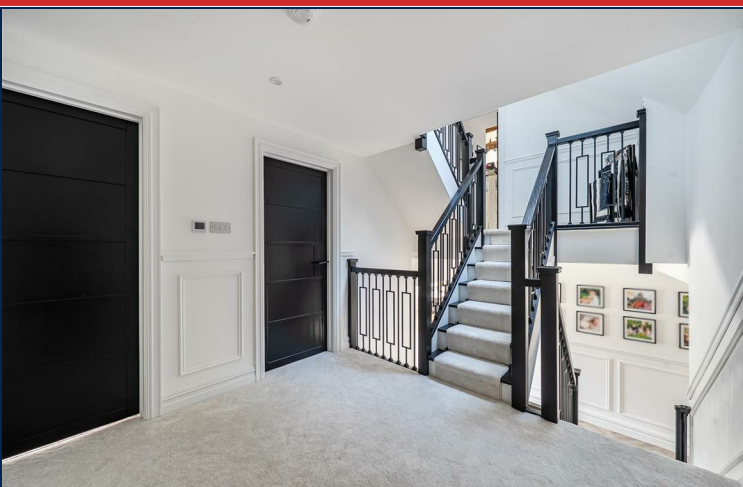
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