



HOLMESDALE ROAD, SOUTH DARENTH



MAGNIFICENT GRADE II LISTED HOME, IN TWO ACRES OF GARDENS

A beautifully presented five-bedroom Grade II listed Georgian home set within South Darenth, surrounded by approximately 2 acres of landscaped gardens with private pool house and unconverted barn



Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold



THE PROPERTY

Upon entering, a welcoming hallway leads to the home's generous accommodation. The property offers four versatile reception rooms, including a grand reception room with a working fireplace, a drawing room with a hand-carved stone surround, and a dining room featuring Georgian sash windows with shutters. An adjoining study provides a quiet workspace, while the attic library studio with exposed beams and bespoke shelving, offers a calm retreat.

At the heart of the home is the kitchen/breakfast room, combining traditional character with a modern finish, and fitted with bespoke cabinetry, granite worktops and a Britannia electric double oven. The property also benefits from a generous cellar divided into two main rooms, featuring a former priest hole.











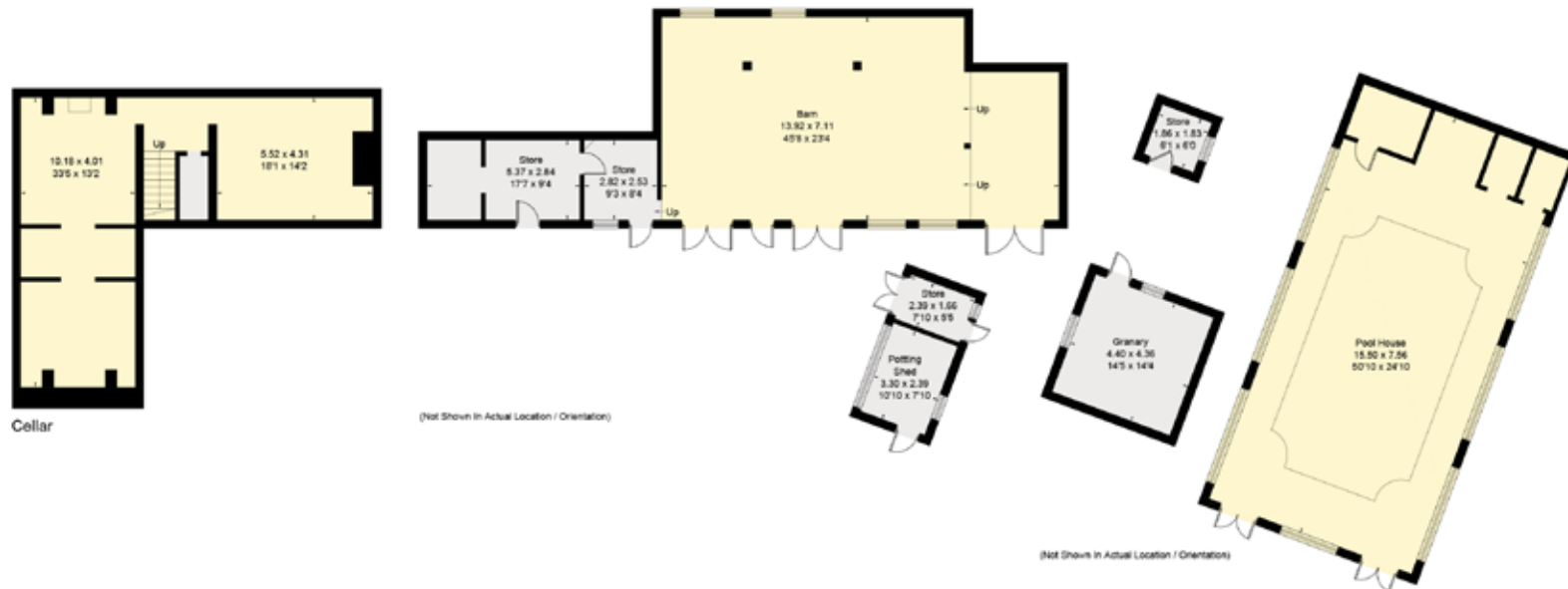
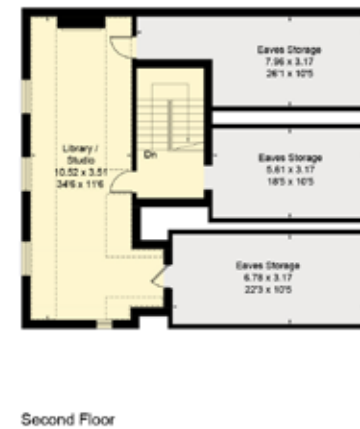
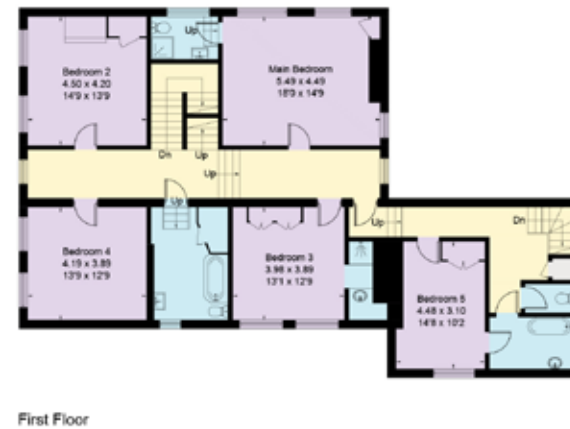
The first floor provides five well-proportioned bedrooms, all but one benefiting from built-in wardrobes. The principal bedroom enjoys a tranquil outlook through original Georgian sash windows and includes bespoke fitted wardrobes and an en suite. Three further bedrooms are served by a well-appointed family bathroom, with the south-facing bedroom additionally featuring a shower and washbasin. To the eastern side of the first floor is a double bedroom with its own en suite, offering excellent potential for an annex arrangement. The second floor offers a thoughtfully designed combination of living space and practical storage. At the heart of this level is a spacious library/studio, providing an ideal area for creative work, reading, or a quiet retreat.



The grounds are impressive, featuring manicured lawns, mature trees, vibrant planting and a range of outbuildings including a Grade II listed detached carriage barn with development potential (STPP), granary, potting shed, gardener's store and WC. The 50 ft pool house, complete with indoor swimming pool and changing rooms, provides an exceptional private leisure facility.



Approximate Floor Area = 446.3 sq m / 4804 sq ft
 Barn = 116.4 sq m / 1253 sq ft
 Other Outbuildings = 152.6 sq m / 1642 sq ft
 Total = 715.3 sq m / 7699 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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