



Keepers Cottage & Barn, Somerden Green, Chiddingstone, Kent TN8 7AL
Guide Price: £1,975,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Delightful Grade II Listed Rural Property
- *Uninterrupted Rural Views *Walkable to Chiddingstone School
- *Stunning Green Oak Extension & Bespoke Kitchen by Woodworks
- *Three Reception Rooms & Two Bath/Shower Rooms
- *Four Double Bedrooms *Guest Bedroom with En-Suite Shower Room
- *Vaulted Ceilings & Abundance of Period Features and beams
- *Beautifully Landscaped Gardens & Green Oak Garden Gazebo
- Detached Timber Garage, Block Paved & Gravel Parking Areas
- *Four Bedroom Barn Conversion with Parking, Garage & Garden

Description

Keepers Cottage is a delightful Grade II Listed property, dating in parts to circa 1585, situated in a tranquil no through private country lane enveloped by open countryside and within walking distance of Chiddingstone village and primary school. Sympathetically renovated offering a blend of period charm and modern sophistication with striking bespoke Green Oak kitchen extension. Further enhanced by a recently converted detached four bedroom barn ideal for use as an annexe or holiday accommodation.

Accommodation

- As soon as you enter into the entrance hall you are struck by the character of this delightful home, there is a modern cloakroom, and the space opens up into the snug/television room having an aspect to front, abundance of character and beams and original brick flooring.
- Two further receptions rooms, dual aspect sitting room with impressive inglenook fireplace with fireside benches, staircase rising to the first floor, stable door to the terrace, feature oak architrave, leaded light casement windows and original front door. Formal dining room with French doors also opening to the terrace and open archway leading into the kitchen with limestone flooring. Both rooms enjoy good head height and an enviable outlook over the gardens and countryside beyond.
- Stunning Green Oak kitchen extension, kitchen by Woodworks fitted with a comprehensive range of bespoke solid wood in-frame wall mounted cabinets and base units of cupboards and drawers with complementing quartz worktops and upstands, contrasting island unit and smart limestone flooring. Appliances include an electric AGA, Neff oven with induction hob, integral dishwasher, microwave and space for an American style fridge/freezer. Cupboard housing Grant oil fired boiler.
- On the first floor the character and charm continue, the stunning dual aspect master bedroom has an impressive, vaulted ceiling with beams, fireplace with wood burning stove, mezzanine area and solid oak timber flooring. Dual aspect guest suite extension with contemporary en-suite shower room, and two further double bedrooms, both with mezzanine area, one with original crown-post, both enjoying an aspect to rear with far reaching views.
- A contemporary family bathroom fitted with a white suite comprising panelled bath with shower over and glazed screen, close coupled toilet and stand basin, finished with travertine wall and floor tiling, completes the first floor accommodation.
- The beautifully landscaped gardens have taken inspiration from an award winning Chelsea garden designer. Predominately laid to lawn, lined with mature trees and soft cottage style planting adding colour and texture to the borders. Raised Indian stone and herringbone brick terrace with Green Oak gazebo adorned with roses creates a perfect outdoor oasis for relaxing, entertaining or enjoying the sun setting over the surrounding countryside.
- Detached four bedroom barn conversion, a highly versatile addition which could be utilised as a rental or Airbnb for additional income or multi-generational living as an annexe for elderly parents or teenagers. Private parking area, courtyard garden, raised decked terrace and private area of garden. Recently constructed detached timber garage.

- Services & Points of Note: Mains electricity and water. Oil fired central heating to main house, Grant boiler sited in the kitchen. Barn having air conditioning and wall mounted electric heaters. Private drainage, Titan sewage treatment plant, serving both properties. Alarm system. EV Charger point for barn. Screened oil tank. Area of front garden on a separate title and further leased area on a peppercorn rent. Informal arrangement towards the upkeep of the lane typically approximately \$400 per annum.
- Council Tax: G – Sevenoaks District Council.
- EPC: House - Exempt – Grade II Listed. EPC: Barn: D

Situation

Keepers Cottage and Barn are situated within the High Weald Area of Outstanding Natural Beauty, on the outskirts and within walking distance of the historic National Trust village of Chiddingstone providing sought after Church of England Primary school, Tulip Tree tea rooms, village shop, St Mary the Virgin Church and historic Chiddingstone Castle, as well The Castle Inn, serving locally brewed beer.

Nearby Chiddingstone Causeway also provides local amenities including shop and Post Office, church, village hall, the popular Little Brown Jug Public House and Penshurst Railway Station (Tonbridge/Redhill Line).

The larger towns of Edenbridge, Sevenoaks, Tonbridge and Tunbridge Wells all provide a broader range of amenities, including shops and restaurants. Commuter train services can be accessed at Hildenborough, Sevenoaks and Tonbridge for services to London Charing Cross/Canon Street and Edenbridge for services on the Victoria Line. Conveniently, the A21 and M25 are easily accessible, offering routes to Gatwick and Heathrow Airports, Channel Tunnel and Bluewater shopping centre.

Well regarded schools include Chiddingstone, Four Elms and Leigh primary schools. Grammar schools for both boys and girls in Tonbridge and Tunbridge Wells with annexes in Sevenoaks. Tonbridge and Sevenoaks Public Schools and several Preparatory Schools.

Leisure facilities include golf courses at Hever and Nizels with private health and fitness centre and sailing on Bough Beech Reservoir. Within the vicinity there are many historical properties including Chiddingstone & Hever Castles, Chartwell and Knole Park.

Viewing Strictly By Appointment

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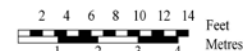
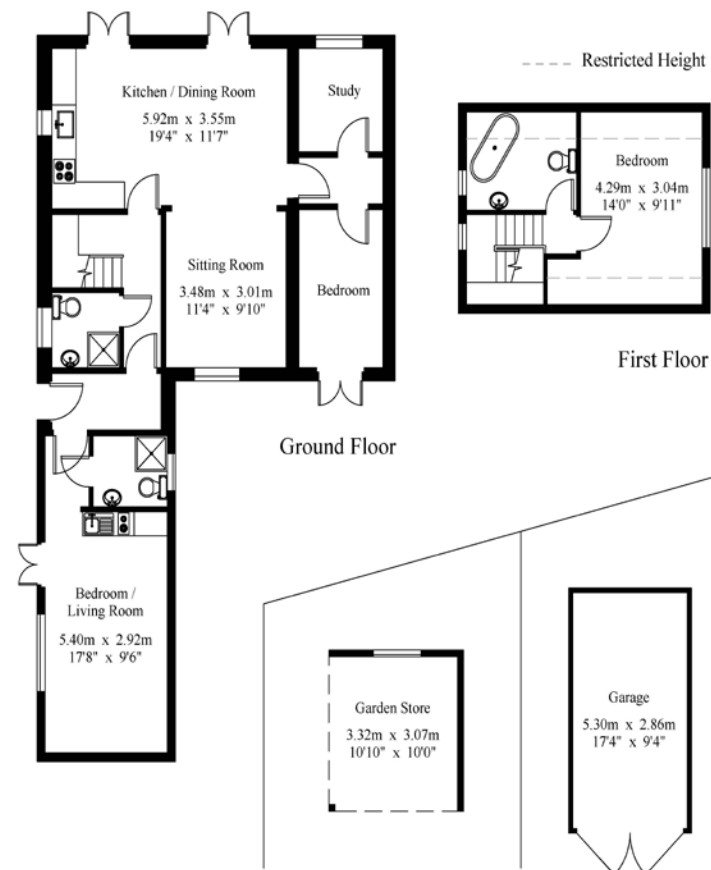
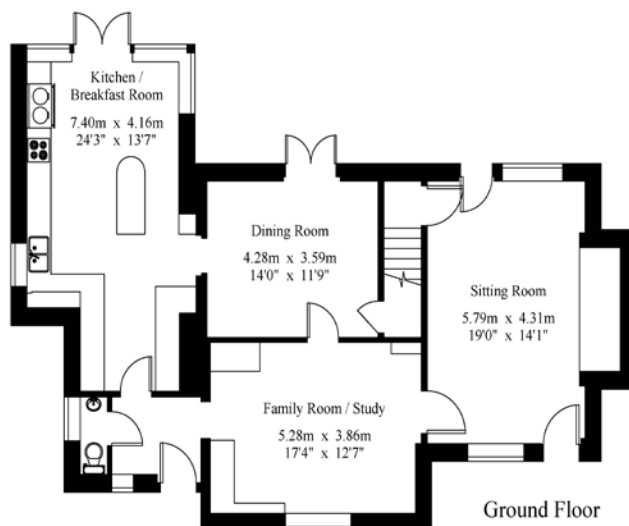
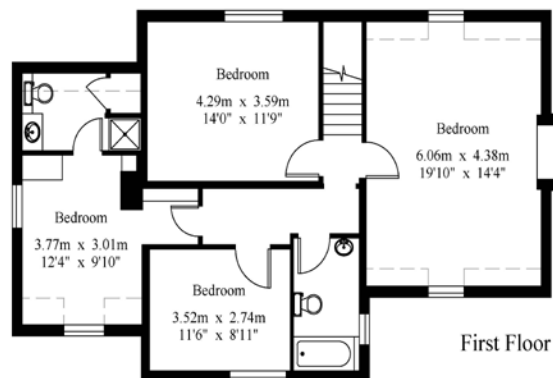
Keepers Cottage

House - Gross Internal Area : 188.5 sq.m (2029 sq.ft.)

Barn - Gross Internal Area : 111.3 sq.m (1198 sq.ft.)

Garage - Gross Internal Area : 15.1 sq.m (162 sq.ft.)

Garden Store - Gross Internal Area : 10.1 sq.m (108 sq.ft.)



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