



Vinesgate, Brasted Chart, Kent





A striking Victorian family home surrounded by **glorious gardens and grounds** that provide the most superb views.

Summary of accommodation

Reception hall | Sitting room | Dining room | Family room | Conservatory | Kitchen | Breakfast room | Study | Utility | Cellar

Principal bedroom suite with en suite bathroom and dressing room | Four further bedrooms | Two bathrooms | Office

The Barn: Kitchen/dining room | Sitting room | Bathroom | Double garage

Triple garage block

Mature gardens and grounds

Swimming pool | Summer house | Tennis court | Greenhouse | Kitchen garden | Paddock

In all about 12 acres

Distances

Brasted 0.5 miles, Westerham 2.5 miles, Sevenoaks 5 miles (London Charing Cross 30 minutes)

Royal Tunbridge Wells 16 miles, Central London 30 miles

(All distances and times are approximate)



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Situation

Vinesgate is positioned in a highly accessible location to the south of Brasted Chart with facilities to provide for every day needs. A more comprehensive range of shopping facilities are available in Sevenoaks 5 miles to the east and Westerham 2.5 miles to the west.

The M25, (Junction 5) is a short drive away providing access to the national motorway network, the A21, as well as the international airports of Gatwick and Heathrow. Biggin Hill is within a short drive approximately 6 miles to the north. Fast train services are available from Sevenoaks to London Bridge and London Charing Cross taking approximately 20 and 30 minutes respectively.

There are numerous schools in the area including preparatory schools of Laverock, Hazelwood, Brambletye, Stoke Brunswick, Ashdown House, Holmewood House, New Beacon and Michael Hall as well as public schools of Woldingham, Tonbridge, Sevenoaks, Worth and Whitgift. There are also grammar schools at Tonbridge and Tunbridge Wells.

Sporting and recreational facilities in the areas include; racing at Lingfield, Plumpton, Fontwell, Brighton and Goodwood; Polo at Cowdray Park; Golf at Royal Ashdown, Hever, Holtye and Westerham. Sailing and watersports are available at the Bough Beech and Wierwood Reservoirs and all along the south coast. There is a leisure centre at Edenbridge and a country club at Lingfield.





The property

Situated at the head of a long driveway, Vinesgate is a very attractive Victorian house surrounded by beautiful gardens and grounds that provide the most stunning views. Vinesgate is constructed of stone under a tile hung roof. The accommodation extends to over 5,100 sq ft arranged over three floors, the space is well balanced between formal and informal living. Vinesgate is a beautifully presented property. The main reception rooms are accessed off the reception hall and comprise a spectacular sitting and dining room which benefit from exceptional ceiling heights, large bay sash windows with window seats to enjoy the views over the gardens and grounds, and impressive fireplaces. There is also the comfortable family room complete with fireplaces.

Vinesgate is a superb family home that enjoys the character of a historic property combined with the modern amenities required for family living in the country. The bespoke kitchen/breakfast room is well-equipped with a central work island, fitted appliances, and oil fired AGA. Double doors from the kitchen lead out to the rear terrace and garden. Accessed off the kitchen is the breakfast room, which provides an ideal seating and dining area.

The addition of the Marston & Langer conservatory provides an impressive central core to the house, being triple aspect and with access to outside, connecting the house to the garden and grounds. Also on the ground floor is the utility room, boot room, study and downstairs WC. Stairs on the ground floor lead down to the vast cellar, that provides extremely versatile space.

The first floor is well served with excellent bedroom accommodation accessed off the grand galleried landing, comprising a generous principal bedroom suite with en suite bathroom, dressing room and wonderful views over the gardens from the stunning bay window seats. There are four further bedrooms, and two newly decorated family bathrooms. All of the rooms are light and bright with great ceiling heights and benefit from views over the gardens and grounds. There is also a large office, and laundry cupboard and secondary staircase won the first floor.



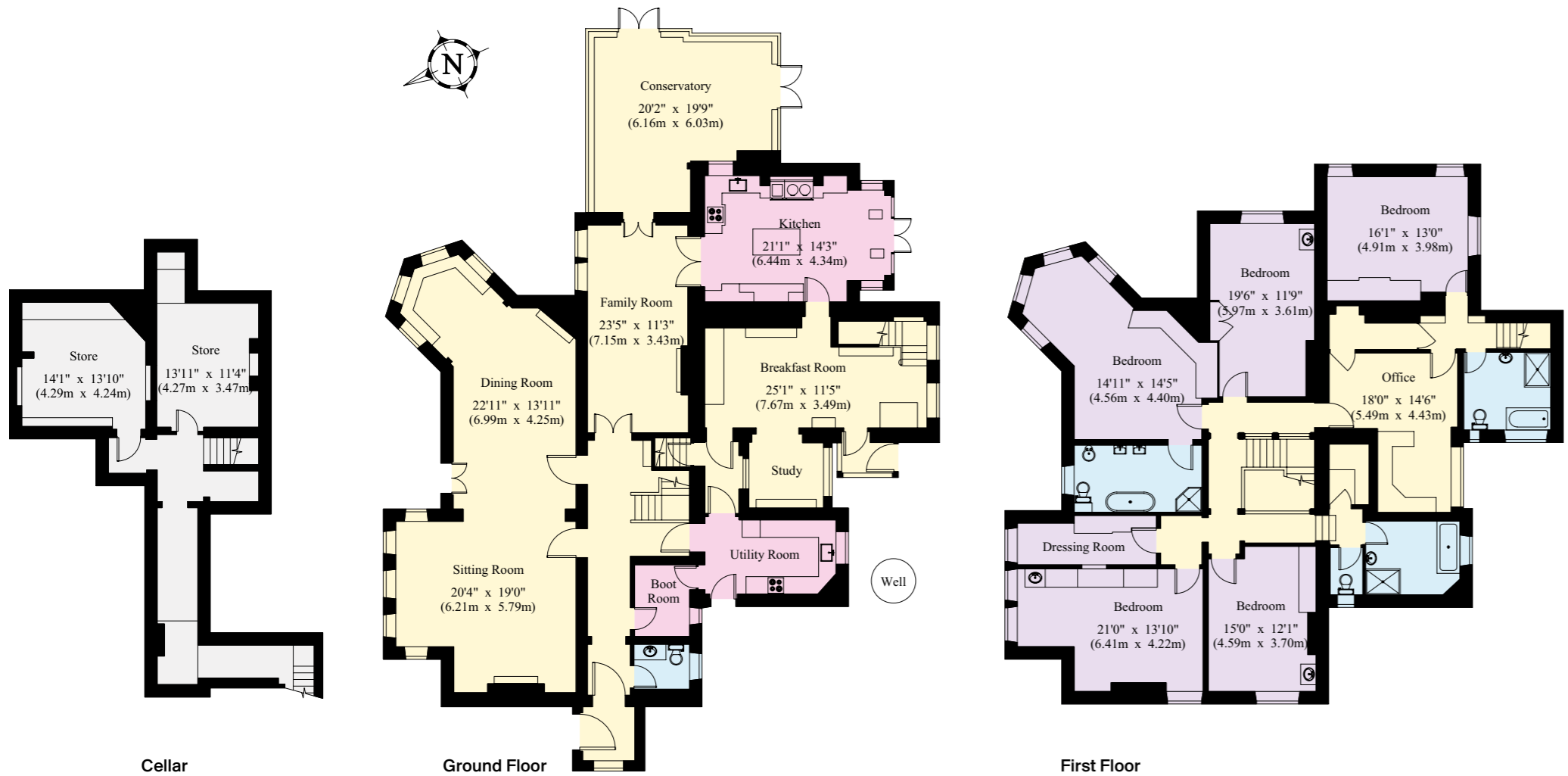
Approximate Gross Internal Floor Area

House: 481.5 sq m (5182 sq ft)

Cellar: 61.5 sq m (661 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Gardens and grounds

Sitting within the Kent Downs Area of Outstanding Natural Beauty the gardens and grounds are an important feature of Vinesgate, complementing the house extremely well. The property enjoys well-maintained southeast-facing gardens and grounds with many mature specimen trees, shrub and flower beds and magnificent topiary.

The gardens and grounds encircle the property and include a tennis court, swimming pool, summer house, green house and kitchen garden. There is also a paved terrace wrapping around the rear of the house with a charming pagoda, providing excellent settings for alfresco dining.

Beyond the paved terrace are the immaculately landscaped formal gardens which leads to containing the heated swimming pool, ideally positioned for the sun and incredible views over the valley beyond. Past the immediate gardens the land is mainly laid to lawn, with so much usable space.

Vinesgate is approached via an impressive gated winding driveway that leads to the front of the house with a large parking area and triple bay garage, providing ample parking for a number of cars.

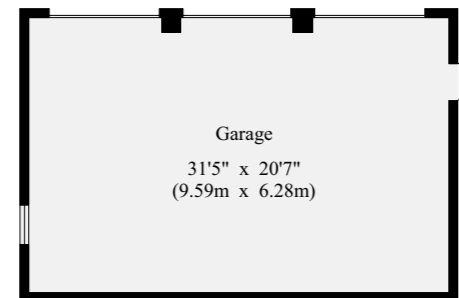
In all the gardens and grounds extend to approximately 12 acres.



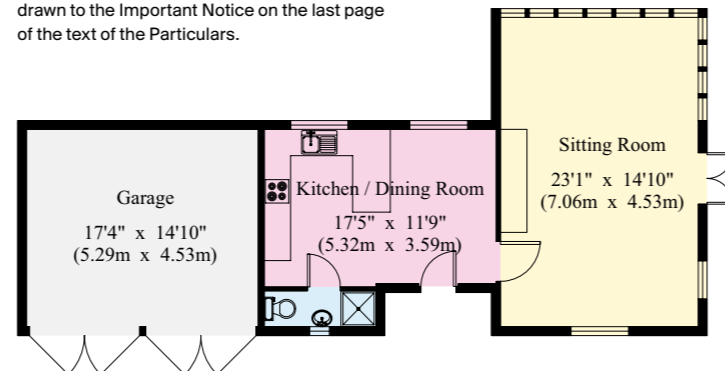
The Barn

Sitting within the grounds of Vinesgate is the charming Barn. The accommodation extends to 570 sq ft comprising a kitchen/dining room, bathroom, and spacious double aspect sitting room with floor to ceiling windows. Next to the barn is a secure double garage.

Approximate Gross Internal Floor Area
Barn: 53.3 sq m (573 sq ft)
Garages: 83.9 sq m (903 sq ft)



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Services

Mains electricity and water. Mains drainage. Oil fired central heating.

Directions

From London exit the M25 at Junction 5. Proceed southbound on the A21 and turn right onto the A25. In the middle of Brasted turn left signed to Brasted Chart. Chart Place will be found on the left after ½ mile.

Property information

Tenure: Freehold

Local Authority: Sevenoaks District Council: 01732 227000

Council Tax: Band H

EPC Rating: F



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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