



Comp Lane  
St. Mary's Platt  
Sevenoaks





## An elegant Grade II listed period home and former Vicarage.



Glebe House was built in 1849 and is set in the heart of the desirable village and conservation area of St. Mary's Platt. It lies in the middle of its 2.2 acres of land, with mature gardens, woodland, orchard, ponds, outhouses and swimming pool. The house is set back privately from Comp Lane at the top of its drive, with ample parking. Totalling approximately 5,348 SQ FT

Period features throughout the house include large sash windows, wide panelled doors, cornices and fireplaces.















# Glebe House

On the ground floor the spacious reception rooms include a sitting room, conservatory, billiard/dining/playroom and a study. The kitchen sits at the centre of the home overlooking the main lawn/conservatory and is complete with an Aga and utility room.

Leading off the central hallway are the cloakroom, WC and a sweeping staircase rising to the first floor.

The first floor comprises five bedrooms and two bathrooms with lovely views over the gardens to the front, rear and sides of the house. Two further bedrooms are located on the second floor together with a useful attic store.

The large basement rooms, complete with brick-arched wine cellar, provide commodious additional storage.

The house has gas fired central heating and is connected to all mains services.

In addition to the house's spacious living accommodation there are two detached stone double garages, a greenhouse, pool house and other outbuildings which provide ample storage options.

The two garages are the former coach house and stables. The roof spaces above these have potential for development to provide extra accommodation, subject to the necessary planning consents.

This is a very rare opportunity to acquire a large family home with balanced accommodation, large gardens and outbuildings, in this desirable location.













## Location

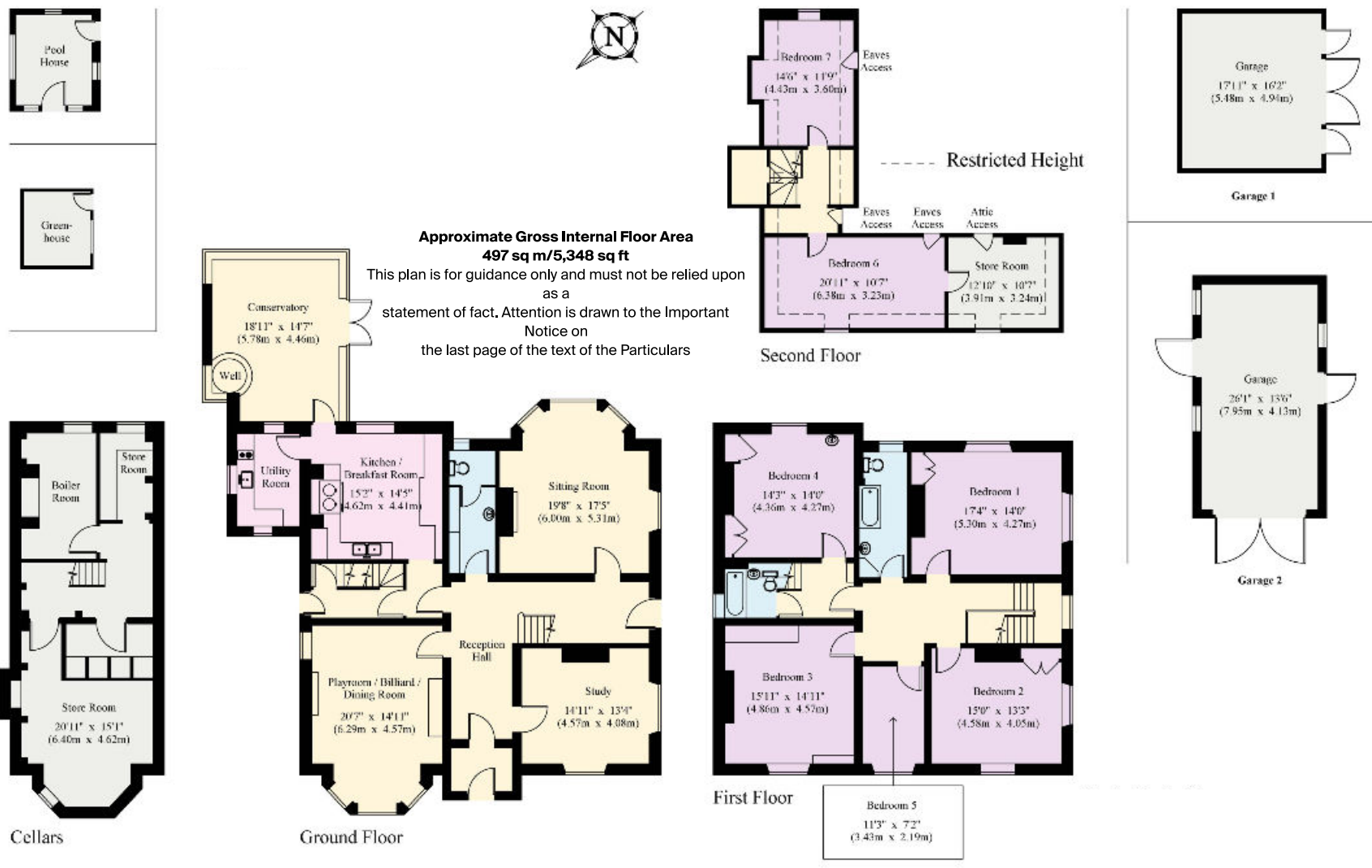
Communications are excellent, with easy access to the M20, M26 and M25. Regular train services run to London from Borough green and Wrotham Station, approximately 1.2 miles away to London Victoria. Sevenoaks station, approximately 8 miles away with frequent services to four London termini. International airports are within easy reach for example Gatwick and Heathrow. Borough Green provides the nearest high street, with essential shops, services and amenities. More specialist shopping is found in the nearby towns of Sevenoaks, Tonbridge, Tunbridge Wells and Maidstone. There is a wide choice of reputable schools and recreational facilities in the area.

## Directions

The house is located at post code TN15 8NR off Comp Lane, in the centre of St Mary's Platt. When driving from Borough Green, turn left immediately after the Church. Veer right up to Glebe House at the top of the drive.







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**I would be delighted to tell you more.**

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