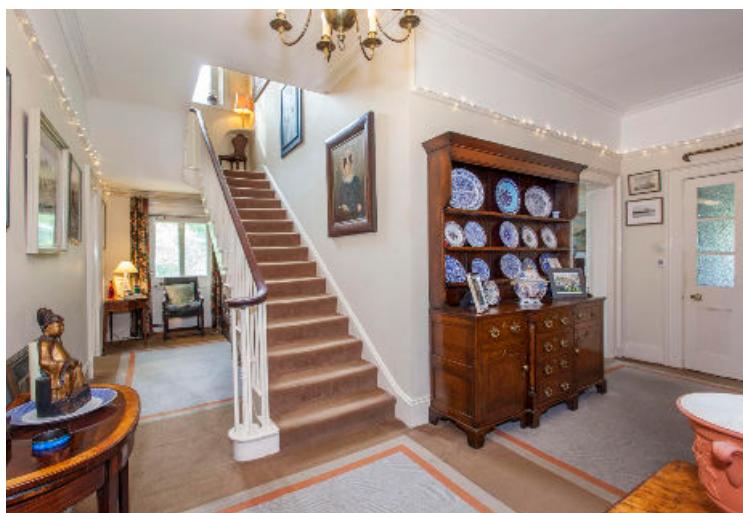




Comp Lane
St. Mary's Platt
Sevenoaks





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.







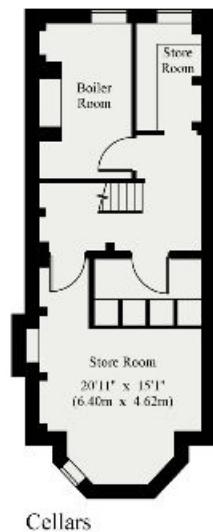
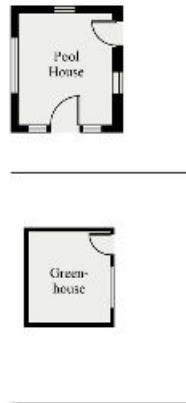
Location

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.

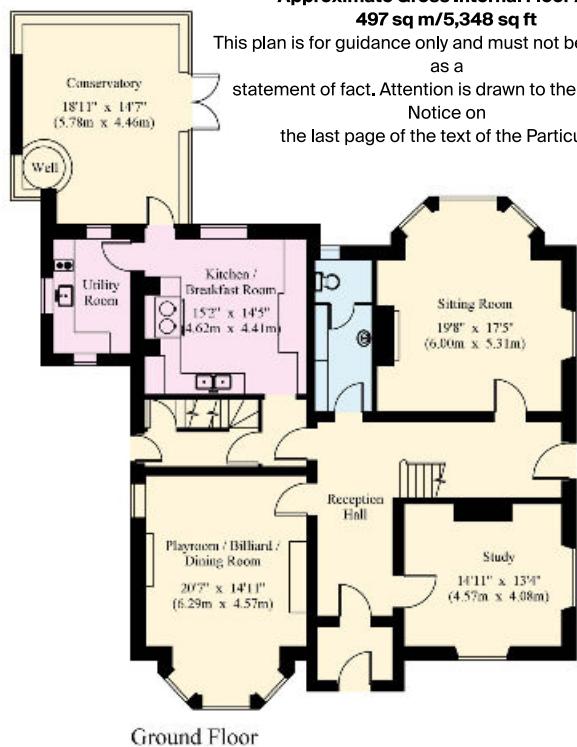
Directions

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.





Cellars

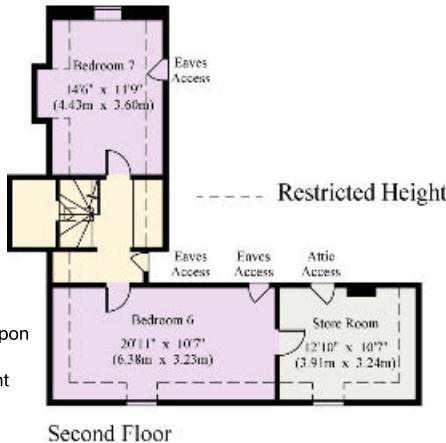


Ground Floor

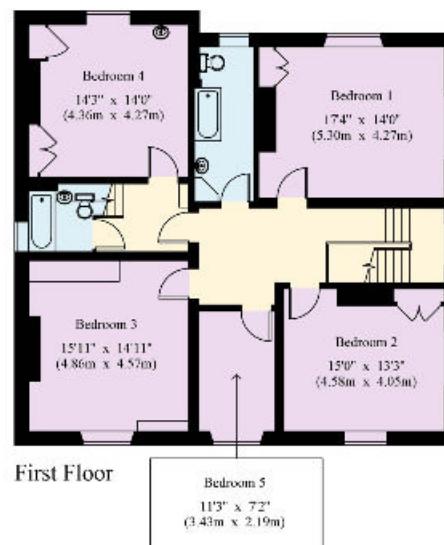


**Approximate Gross Internal Floor Area
497 sq m/5,348 sq ft**

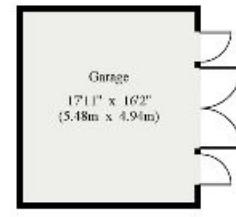
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



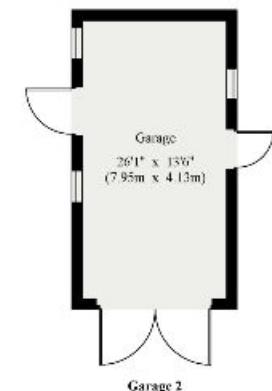
Second Floor



First Floor



Garage 1



Garage 2

Knight Frank

113-117 High Street
Sevenoaks
TN13 1UP

knightfrank.co.uk

Knight Frank

I would be delighted to tell you more.

Madeleine Greenwood
01732 744473
madeleine.greenwood@knightfrank.com

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>.

Particulars dated November 2020. Photographs and videos dated October 2020.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Connecting people & property, perfectly.



