

# Church Lane, Kemsing, Sevenoaks, Kent

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A rare opportunity to acquire a charming and historical five bedroom family home situated in the picturesque village of Kemsing.



**Tenure:** Freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** G







## The Ground and First Floors

Originally built in 1875 as the New Vicarage for the parish of Kemsing, The Cleves enjoys an enviable position, nestled on the south face of the North Downs, just above the village and the church itself, overlooking the Holmesdale valley. It was named after Ann of Cleves, one of Henry VII's wives, who's family were gifted the parish of Kemsing by the King himself.

This lovely five-bedroom family home retains a wealth of its original features. The building was converted in the early 2000s. Accessed by a private driveway with electric gates, the house's front exterior is an attractive combination of ragstone walls and mullioned windows. At the front of the house a large kitchen has the benefit of fantastic high ceilings and is perfect for entertaining. The space is large enough for a dining table in the centre and is fitted with contemporary cabinetry throughout.

Adjacent sits a large reception room with commanding views over the walled courtyard garden and vast communal gardens beyond. Painted in 'Green Smoke' by Farrow & Ball, the room has solid oak flooring and original lead windows. A useful cloakroom sits at the foot of the stairs.

On the lower-ground floor, a secondary reception room has direct access to a private terrace overlooking the gardens. Finished in a calming sage grey by Farrow & Ball, the space has an original Arts and Crafts fireplace and bookshelves nestled in the Gothic arches. Down a flight of stairs, sitting just off the reception room, is a useful cinema room-come-gym.

On the first floor a large guest bedroom overlooks the side of the house and is complemented by an en suite shower room. Two additional bedrooms have wonderful views over the grounds and treetops, which both benefit from the use of the family bathroom.



## The Second Floor

On the second floor, two bedrooms have been combined to make a vast primary bedroom suite. Illuminated by skylights and dormer windows, the rooms have been fitted with bespoke cabinetry and have beautiful exposed beams. The primary bedroom has an en suite shower room and dual-aspect views over the gardens.

## Garden and Grounds

The Cleves have a special character, with a mix of impressive period formality and natural rustic charm. Externally, a pretty sun-trap garden is bordered by well-established climbers and hedges. The space is perfectly secluded and has enough room for a dining table and chairs. From the terrace, there is direct access to the expansive south-facing communal gardens; a large area of formal and landscaped lawn. Awash with ancient trees, flower beds and topiary, the space is enclosed for the sole use of the Cleves residents.



## The Location

Situated in Kemsing, a historic Kentish village, close to the North Downs. There is a collection of shops, restaurants, a primary school, vets, doctor's surgery and pub.

Sevenoaks station with its mainline links to London Bridge, London Waterloo East, London Charing Cross and London Cannon Street.

Sevenoaks is approx. 4 miles away, with the High Street easily accessible with a range of amenities, shops and restaurants. Sevenoaks has a wide array of excellent state and private schools including Sevenoaks School, The New Beacon. The local area provides many excellent paths for walking dogs including easy access onto the North Downs.

The M25 and M20 are also close at hand providing access to the Channel ports as well as Gatwick and Heathrow airports along with the wider UK motorway network.



Approximate Gross Internal Floor Area - 254.6 sq m (2741 sq ft)



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