



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



4 The Cleves, Church Lane, Kemsing, Sevenoaks TN15 6GD

4 BEDROOMS | 4 BATHROOMS | 2 RECEPTIONS

Freehold



4 The Cleves, Church Lane, Kemsing, Sevenoaks TN15 6GD

- Exceptionally Characterful Period Residence
- 2000 Sq.Ft Of Artistically Presented Accommodation
- Bespoke Joinery & Fine Décor
- Ceiling Cornicing & Sash Windows
- Enchanting Private Courtyard Garden
- Gated Community & One Acre Of Communal Gardens
- Vibrant Village With A Rural Setting
- Just A few Miles From Sevenoaks With HS Links To London

SITUATION:

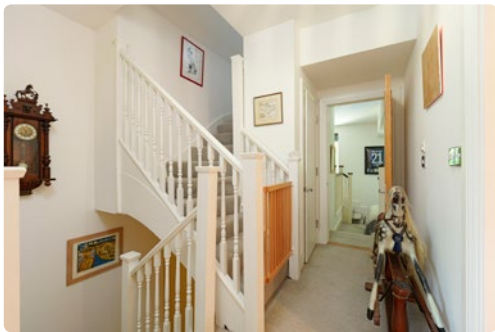
Kemsing is a sought-after village on the edge of Sevenoaks with a range of independent shops, a doctor's surgery, a well-regarded primary school, a village pub, convenience store and a library. It also boasts a family run Italian delicatessen and café that is popular with both locals and visitors. It is a popular location for those who enjoy outdoor pursuits with many rural walks, and cycling paths through the surrounding countryside. The nearby recreation ground is a wonderful open green space offering sports facilities including tennis and squash courts, as well as cricket and football clubs. There is also a pre-school nursery in the pavilion.

Kemsing has a train station which links directly to London Victoria in 47 minutes. Nearby Otford station is under two miles away and offers further direct links to London Bridge (29 minutes) and Charing Cross (40 minutes), as well as services to Sevenoaks; with ample parking.

The village of Otford is close by with a number of boutique shops and tea rooms in the High Street with a wider range of shopping facilities on The Parade including a post office and convenience store.

There are a number of highly regarded state and independent schools in the area including Trinity School, Sevenoaks School, St Michaels and Russell House prep schools, as well as The Skinners School in Tunbridge Wells and The Judd School in Tonbridge.

Sevenoaks Town Centre is just a few miles away with a wide range of shopping facilities, a sports centre, The Stag cinema/theatre complex, restaurants and a mainline station. The M25 motorway can be joined at the Chevening junction with links to the Dartford Crossing, Ebbsfleet and Bluewater Shopping/Leisure complex. Motorway access to both Gatwick, Heathrow and Stanstead airports.



A unique and exceptionally characterful period property offering over 2000 sq.ft of artistically appointed and particularly versatile accommodation spread over four floors. The Cleves is situated in a sought-after location, nestled on the south face of the North Downs overlooking the Holmesdale valley. It was originally built in 1875 as the vicarage for the parish of Kemsing. It was named after Anne of Cleves, one of Henry VIII's wives, whose family were gifted the parish of Kemsing by the King himself.



Sympathetically converted in 2010 into residential dwellings, the property forms part of a small and exclusive gated community. Each property has their own courtyard garden which leads onto an expanse of south-facing communal gardens, which have neatly laid lawn and an abundance of ancient trees, colourful flower beds and topiary hedging. Internally the current owners have embraced the individuality of the property and enhanced every floor with their own creative flair for interior design, fine décor, bespoke joinery and natural materials. This all

balances beautifully with the period features which include intricate corning, high ceilings and recently replaced bespoke sash windows.

The façade is an attractive combination of ragstone walls and mullion wooden windows. The handsome front door opens into an entrance hall with exceptionally beautiful ceilings and oak flooring. A charming sitting room sits at the rear which enjoys splendid views of the gardens and has been fitted with a bespoke bookcase across the full wall and surrounding the double internal doors.

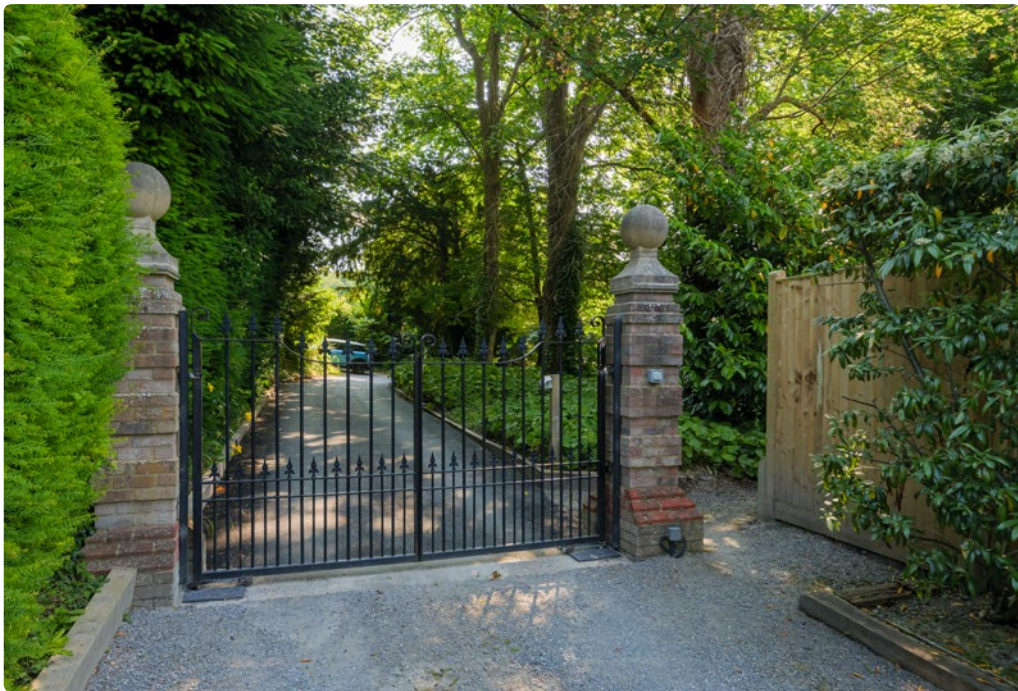
On the ground floor there is also a guest bedroom with ensuite bathroom which can be accessed independently. From the central landing the elegant staircase runs both to the lower ground floor and to the first and second floors. The kitchen and dining room are located on the lower ground floor. The quartz topped kitchen has an array of units integrating all main appliances including dishwasher, fridge freezer, washing machine, oven, microwave and gas hob. The space

is further enhanced by high quality vinyl flooring and a large, Corian topped island. The dining room is adjacent and there is rear access onto an enchanting courtyard which is flourishing in attractive shrubs and floral climbers. The kitchen/dining room space has the potential to be opened up further. On the first floor there are two double bedrooms, both with ensuite bathrooms, whilst on the second floor there is 17ft double bedroom, with another shower room across a small hallway, where there are built in wardrobes.

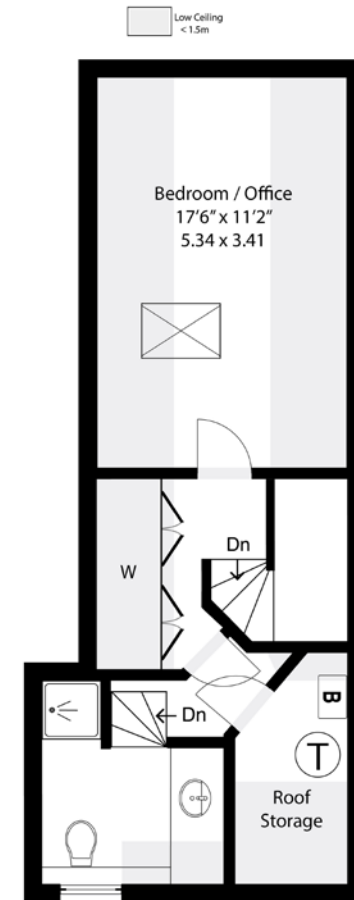
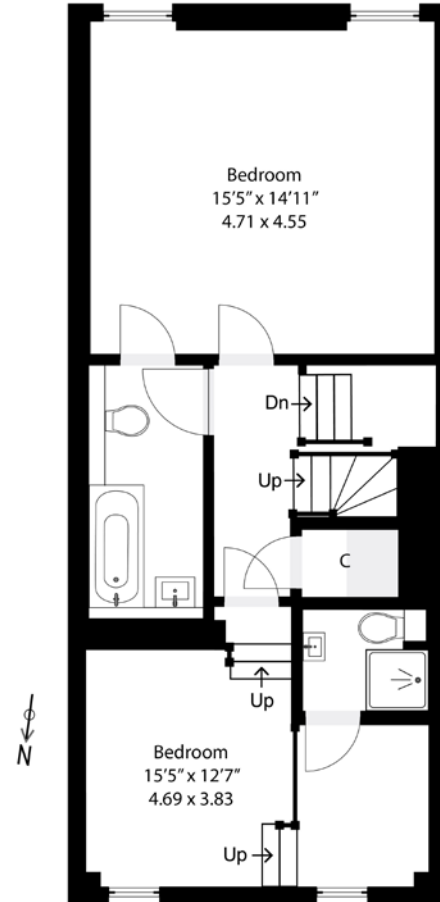
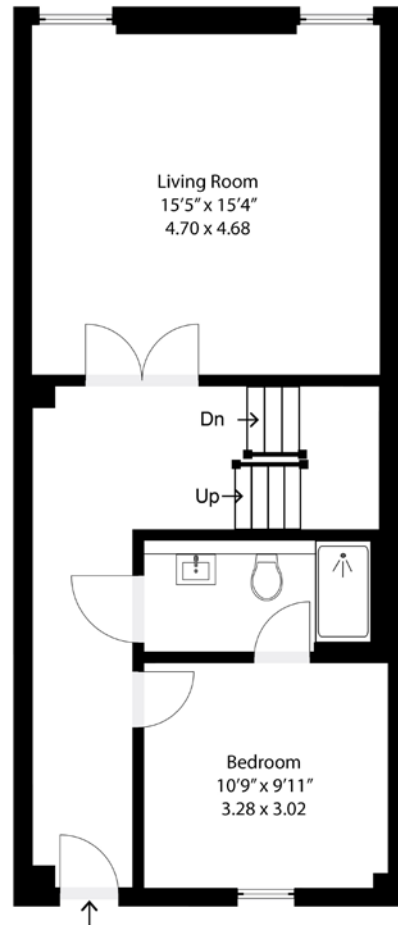
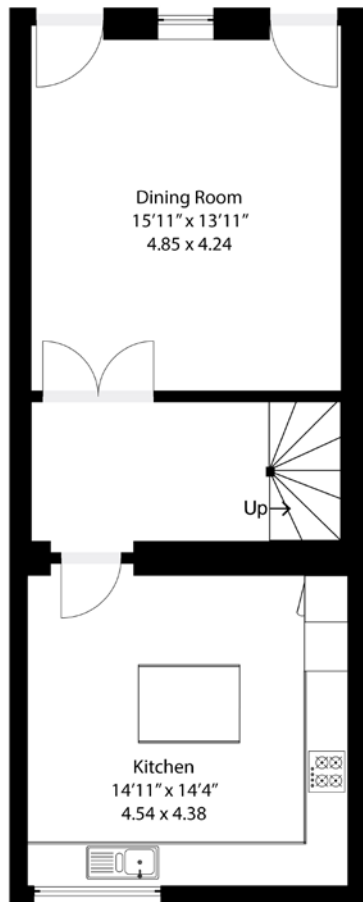
The Cleves is accessed via a wooded driveway which leads to the gated community. Number four has two parking spaces plus plenty of visitor parking. The courtyard garden feels private and peaceful and has been laid with Indian sandstone patio tiles, which complement the abundance of greenery. A little gate leads to almost an acre of wonderfully landscaped communal gardens which have delightful pockets of shade created by the ancient trees and mature shrubs.











TOTAL FLOOR AREA: 2085 sq. ft (194 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
G



GENERAL INFORMATION
Services are mains connected
Annual charges are approx £2000

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

