Bourne Hill Farmhouse Bourne Lane, Plaxtol, Sevenoaks, TN15 0RE

Asking price £1,195,000

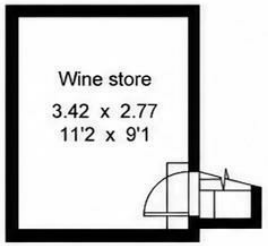
Jack Charles
Estate Agents

Sales & Lettings

Bourne Hill Farmhouse
Bourne Lane, Plaxtol,
Sevenoaks, TN15 0RE

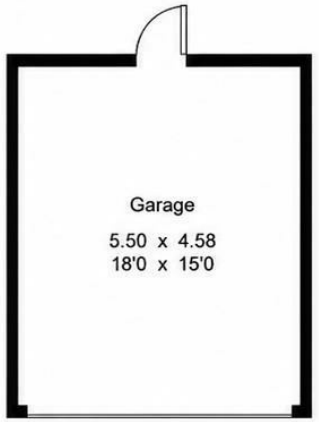
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

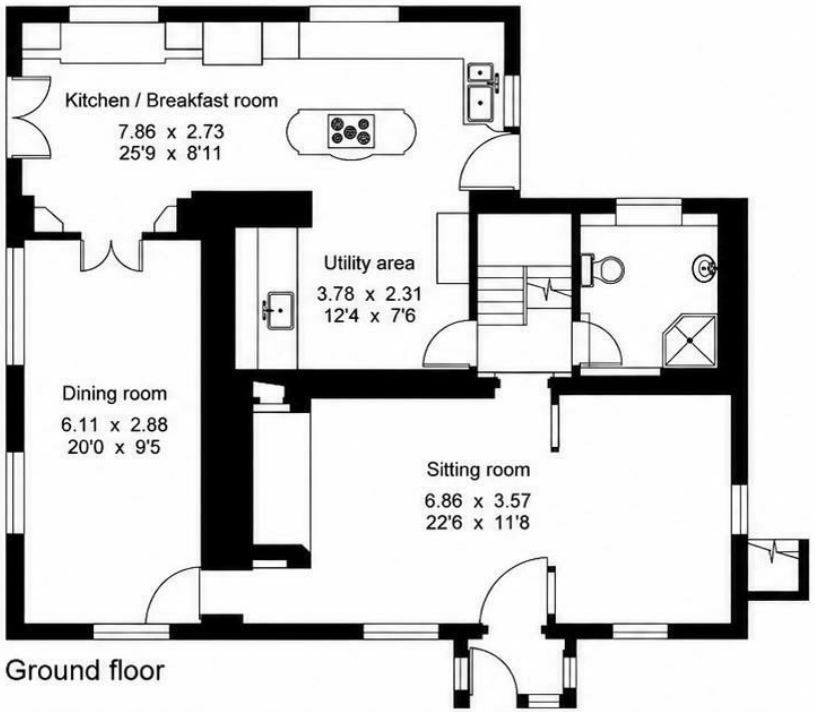
- Charming period home full of character and original features
- Approx. 0.35 acre plot within an Area of Outstanding Natural Beauty
- Stunning countryside views and south-facing gardens
- Three bedrooms including principal suite with dressing room and en suite
- Two beautiful reception rooms with exposed beams and wood-burning stove
- Farmhouse-style kitchen/breakfast room with central island
- Utility room and ground floor shower room
- Detached garage with two separate driveways and ample parking
- Cellar/wine store and extensive outdoor entertaining areas
- Beautifully landscaped gardens with pond, mature trees and sun terrace



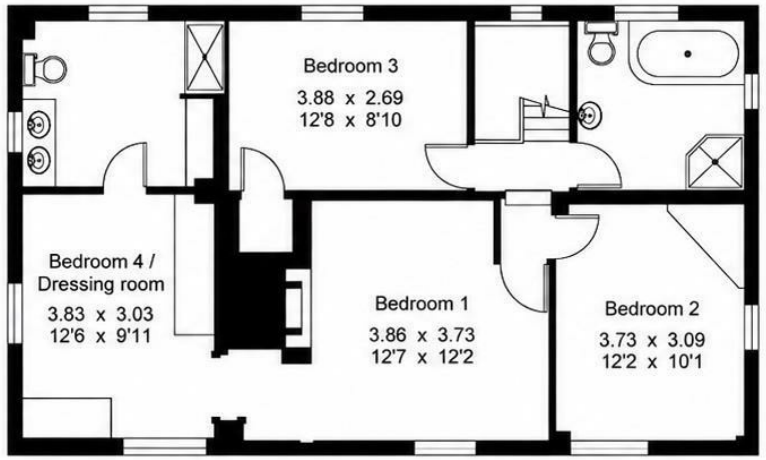
Cellar

Bourne Hill Farmhouse, Plaxtol
Gross internal area (approx) 180.9 sq m/ 1947 sq ft
Cellar 9.5 sq m/ 102 sq ft
Garage 25.1 sq m/ 270 sq ft
Total 215.5 sq m/ 2319 sq ft





Ground floor



First floor

Jack Charles
Estate Agents
Sales & Lettings
191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 82
6 London Road
Tonbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721
20 London Road
Sevenoaks
Kent TN15 1AP
Tel: (01732) 678 878
E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk

Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this enchanting period home, occupying a delightful plot of approximately 0.35 acres within an Area of Outstanding Natural Beauty. Enjoying breathtaking countryside views and beautifully landscaped south-facing gardens, this exceptional home seamlessly combines timeless character with comfortable family living in one of Kent's most picturesque settings.

Approached via traditional five-bar gates, the property immediately creates a wonderful first impression with a sweeping gravel driveway, mature planting and an attractive pathway leading to the front entrance. Rich in charm and original features, the accommodation offers a warm and welcoming atmosphere throughout.

The entrance opens into the heart of the home where two beautifully proportioned reception rooms provide flexible living space. The elegant sitting room is full of character, featuring exposed ceiling beams and a striking inglenook-style fireplace inset with a wood-burning stove, creating a cosy focal point for relaxing evenings. The double-aspect dining room enjoys an abundance of natural light and offers an ideal setting for entertaining family and friends, with double doors opening directly into the kitchen/breakfast room.

The farmhouse-style kitchen has been thoughtfully designed to provide both practicality and charm. Fitted with an extensive range of wall and base units, complemented by generous work surfaces and a central island, it offers excellent preparation and storage space alongside integrated appliances and room for a freestanding fridge freezer. A dining area at one end makes this an ideal everyday family space, while doors open directly onto the gardens, effortlessly connecting indoor and outdoor living during the warmer months. An adjoining utility room provides additional storage and appliance space, while a well-appointed cloakroom/shower room completes the ground floor accommodation.

Stairs rise to the first floor where the principal bedroom enjoys attractive views across the gardens and surrounding countryside. This impressive room benefits from a generous dressing room together with an en suite shower room, creating a peaceful and private retreat. Two further well-proportioned bedrooms are served by a family bathroom, making the layout perfectly suited to both families and those looking for guest accommodation.

Without doubt, the gardens are one of the property's finest features. Extending to approximately one-third of an acre and enjoying a sunny southerly aspect, they have been lovingly cultivated to provide colour, texture and year-round interest. Beautifully stocked flower beds frame expansive lawns, whilst mature trees create privacy and a wonderful sense of seclusion. A central pathway gently meanders through the gardens, incorporating an attractive semi-circular terrace, ideal for al fresco dining and entertaining whilst taking full advantage of the idyllic surroundings. To the rear, a charming raised sun deck overlooks a tranquil pond, creating a peaceful spot to relax and enjoy the sights and sounds of nature.

Further enhancing the property's appeal is a useful cellar, currently utilised as a wine store, accessed via external steps to the side of the house.

The property also benefits from a second driveway accessed via Bourne Lane, providing additional parking and leading to a detached garage. Pedestrian gates from this driveway offer convenient access directly through the gardens to the house, making the property equally practical as it is picturesque.

Occupying approximately 0.35 acres in total and surrounded by protected countryside, this is a rare opportunity to acquire a charming period home offering character, privacy, exceptional gardens and an enviable lifestyle in one of the area's most sought-after rural settings.

Plaxtol

Plaxtol is a very sought after village with a range of amenities including a general store, post office, public house, church, recreation ground (approx. 50 metres from the property) and a primary school. Plaxtol is a designated Conservation Area and an Area of Outstanding Natural Beauty.

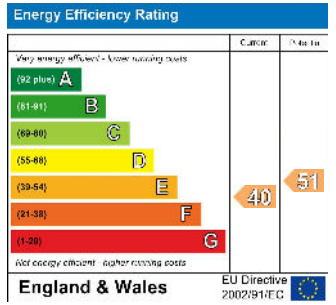
Comprehensive Shopping: Tonbridge (5.6 miles), Sevenoaks (7 miles), and Bluewater (20 miles).

Mainline Rail Services: Sevenoaks to Charing Cross/London Bridge/Cannon Street/Waterloo East (7.4 miles). Borough Green (4 miles) to London Victoria.

Primary Schools: Ightham, Plaxtol & Shipbourne.

State Schools: Sevenoaks, Borough Green, Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall
Secondary Schools. Sevenoaks, Solefields and New Beacon

Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Plaxtol Council 'Environmental Picnic Field' and dog walking field in the village. Wildernesse Golf Club and Knole Golf Club in Sevenoaks, and Nizels Golf & Leisure Centre in Hildenborough. Sevenoaks Leisure Centre.