



PLUMTREE COTTAGE, HEAVERHAM ROAD, KEMSING, SEVENOAKS, KENT TN15 6NG

A truly enchanting four bedroom character cottage, nestled within an idyllic semi-rural setting and enjoying a stunning plot with far-reaching countryside views. This exceptional home effortlessly combines timeless charm with elegant and well-balanced living space, whilst retaining an abundance of original period features alongside conveniences such as ample parking on the private drive, detached garage and separate garden office. Delightful gardens provide a private sanctuary, perfect for refined outdoor entertaining or peaceful relaxation whilst taking in the picturesque surroundings.

Characterful period cottage ■ Four bedrooms ■ Two bathrooms ■ Kitchen/Breakfast Room ■ Sitting room with open fire, wood burning stove and beams ■ Dining room with exposed stone and brick wall ■ Library area ■ Wonderful gardens and far-reaching countryside views ■ Detached garage and private driveway with ample parking for multiple vehicles ■ Total plot size approximately 0.34 acres

PRICE: GUIDE PRICE £850,000 FREEHOLD



SITUATION

This character property occupies a semi-rural position in a hamlet benefitting from fantastic views as it adjoins fields, with excellent country walking on the doorstep. The St Clere Estate is a prominent feature of Heaverham, anchoring the area's heritage, with the 17th century country house of St Clere having significant historical and architectural significance. The Estate currently functions as a working country estate with residential properties, farms, and small business units. The property is within walking distance of Kemsing railway station (0.9 miles), which provides direct routes to stations such as London Victoria, Otford and Ashford International. Sevenoaks station provides fast and frequent trains to London Bridge in as little as 23 minutes, as well as Charing Cross which provides great access to the West End. The village of Kemsing (0.8 miles) is surrounded by rolling countryside and scenic walking routes, including the famous North Downs Way and Kemsing Down Nature reserve, but also provides ample village amenities including a medical practice, a primary school, a children's playground, recreation ground, The Bell Inn, an Italian deli, village shops, an Indian restaurant, cricket club, tennis club, football club, dryer cleaners, village hall, hot food takeaways and a pharmacy. Sevenoaks High Street, under 5 miles away, provides a range of shopping opportunities, with high-street names such as M&S and Waitrose, and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, Wednesday and Saturday markets. Historic National Trust owned Knole House with its 1,000 acre deer park, which is the last remaining in Kent, is within easy reach. Access to the national motorway network is easy via the M26 and M25.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction, at the traffic lights go straight over, bear right into Seal Hollow Road and follow the road down to the next set of traffic lights. Turn right and continue along the A25 into Seal village, and then turn left at the library into School Lane, following this road into Childsbridge Lane. Carry along Childsbridge Lane for about 1 mile, passing over the motorway until reaching the crossroads. Turn right into West End and proceed for a further mile to the historic St Edith's Well area of Kemsing. Continue in an easterly direction along the Heaverham Road passing Cotman's Ash lane on the left. Plumtree Cottage will be found on the left hand side.

GROUND FLOOR

PORCH

Large covered porch, quarry tiled floor.

ENTRANCE HALL



3.2m x 1.46m (10' 6" x 4' 9") Front door to entrance hall, secondary glazed lattice window to front, radiator, exposed stone wall, attractive tiled floor, doors to sitting room and dining room.

SITTING ROOM



7.17m x 3.69m (23' 6" x 12' 1") Lattice secondary glazed windows to front, radiator, attractive fireplace with tiled insert, beams, cupboards and shelving, wood burning stove, RCD unit.

DINING ROOM



3.32m x 3.6m (10' 11" x 11' 10") Double glazed French doors to garden, lattice secondary glazed window to side, radiator, wood strip parquet flooring, exposed stone and brick wall, galleried aspect to library.

KITCHEN/BREAKFAST ROOM

4.82m x 2.27m (15' 10" x 7' 5") Fitted with high gloss wall and base units, quartz worktops, display cabinets, plumbing for dishwasher, electric cooker point, space for undercounter fridge and freezer, breakfast bar, stainless steel one and half bowl single drainer sink unit, concealed lighting, part-tiled walls, tiled floor. Window to rear, stable door to garden, radiator, larder/storage area with shelving, door to stairs up to first floor, understairs cupboard, doors to dining room and sitting room.

UTILITY ROOM

1.52m x 2.18m (5' 0" x 7' 2") Accessed from outside. Fitted with high gloss wall cupboards, tiled floor, window to side, oil-fired boiler, wall-mounted sink with cupboard beneath, plumbed for washing machine and space for dryer.

FIRST FLOOR

LANDING

Doors to bedrooms, bathrooms, opening to library area, mezzanine, carpet, radiator, stairs up to second floor.

PRINCIPAL BEDROOM



3.84m x 4.2m (12' 7" x 13' 9") Lattice window to front, mirrored sliding door fitted wardrobes, Victorian fireplace, radiator, carpet, exposed beams, large airing cupboard housing hot water cylinder.

BATHROOM

1.91m x 1.78m (6' 3" x 5' 10") White suite comprising panelled bath with overhead shower, low level W.C. with concealed cistern, fully tiled walls, inset wash hand basin, radiator, window to rear.

BEDROOM 3

2.8m x 2.27m (9' 2" x 7' 5") Window to rear, radiator, shelving and hanging space, carpet.

BEDROOM 4



2.33m x 2.45m (7' 8" x 8' 0") Lattice window to front, radiator, fitted wardrobes, exposed beams, shelving.

LIBRARY

1.85m x 4.31m (6' 1" x 14' 2") Galleried to dining room, shelving and cupboards, Velux window to side, carpet, exposed brickwork.

BATHROOM

2.27m x 2.11m (7' 5" x 6' 11") White suite comprising panelled bath, pedestal wash hand basin, low level W.C., part-tiled walls, tiled floor, radiator, eaves access, Velux window to side.

SECOND FLOOR

STUDY

3.04m x 3.06m (10' 0" x 10' 0") Window to side, stairs, hatch to staircase, door to bedroom.

BEDROOM 2

3.76m x 3.34m (12' 4" x 10' 11") Secondary glazed window to rear with excellent views, eaves storage, exposed beam, wardrobe cupboard, door to study, carpet.

OUTSIDE

GARAGE

18' 7" x 9' 3" (5.66m x 2.82m) Detached single garage with light, rolling electric door, personal door to side. Suspected asbestos roof.

GARDEN OFFICE



2.77m x 2.82m (9' 1" x 9' 3") Wood floor, power, light, shelving, windows to side, doors to garden.

FRONT GARDEN

Enclosed garden with feature pattern to front, brick pathway. shingle driveway with ample parking, well-established curved beds, side gate with pergola, side gate to bin storage.

REAR GARDEN



The beautiful rear garden is secluded and peaceful, and a standout feature of this property. With paved patio area, vegetable garden, a wild meadow, timber shed, brick shed, side gate, and the most incredible countryside views.

Council Tax: Band E (Approx. £2943.21 2025/26 figure)