



# A stunning oast house boasting versatile accommodation

**Comp Lane, Platt, Sevenoaks, Kent, TN15**

£4,200 pcm plus fees apply, Unfurnished  
Available from 25.08.2020, EPC Rating = E

savills



Quintessential country home • Period features throughout  
• Exceptional gardens and tennis court • Multiple entertaining spaces • Games room, work shop and store rooms • Double garage and off street parking

#### About this property

Believed to be one of the first Oast house conversions of the early 1900's, this attractive double roundel Oast house set in beautiful grounds offers excellent family accommodation together with a wealth of period features.

Entering into a lovely reception hall featuring a fireplace with inset wood burning stove, 2 reception rooms to the right include the delightful roundel drawing and dining room, both featuring attractive bay windows with seating, exposed cross beams in the dining room. There is also a study overlooking the front garden with a fireplace whilst to the left of the hall is a further sitting room also with fireplace.

The dual aspect kitchen/breakfast room with range of wall and base units and appliances including an inset 4 oven gas Aga, integrated fridge and dishwasher. To one end, there is a bay window with glazed door onto the front terrace. The separate utility room benefits from a range of wall and base units, inset stainless steel sink and an excellent range of built in cupboards.

To the rear of the property is the principal living room benefitting from 2 set of half glazed French doors opening onto the rear garden and with the windows allows the space to be flooded with light. The ground floor accommodation is completed by a guest cloakroom.

The upper floor provides the master bedroom suite enjoying garden views, a range of fitted wardrobes, and an en suite bathroom, 2 roundel bedrooms, 2 further bedrooms with a range of fitted wardrobe cupboards and a family bathroom with separate shower cubicle.

Externally the gardens are a delightful feature of the property with the garden to the front mainly laid to lawn, edged with mature flower borders and Silver Birch trees. A woodland walk through Cob Nut trees leads to a further lawn where there are a wealth of mature trees and shrubs. To the rear is a further garden with 2 brick edged stone paved terraces and an all-weather tennis court with floodlighting.

A gravel driveway provides off road parking for several cars and a paved terrace with rubble stone wall leads to the front of the property. There is also a double garage with store and games room overhead, a workshop, potting shed, and 2 further store rooms.







### Local Information

This property is situated in a delightful and peaceful location on the edge of the pretty village of St Mary's Platt, close to Great Comp Gardens, a member of The National Gardens Scheme.

Local Shopping: Borough Green

Comprehensive Shopping: Sevenoaks (7 miles), Tonbridge (8 miles), Maidstone (13 miles) and Bluewater in Dartford.

Mainline Rail Services: Sevenoaks to London Bridge, Borough Green to Victoria, Sevenoaks to Cannon Street/Charing Cross.

Primary Schools: Borough Green and St Marys Platt.  
State Schools: Tonbridge, Tunbridge Wells & Maidstone.  
Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall  
Secondary Schools. Sevenoaks, Solefields and New Beacon  
Preparatory Schools in Sevenoaks. St Michaels & Russell House  
Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge.

Leisure Facilities: David Lloyd Leisure Centre, Kings Hill, Nizels Golf and Fitness centre in Hildenborough. Poult Wood Golf Club, Tonbridge. Also in Tonbridge are outdoor and indoor pools, the Angel Leisure Centre and a range of sporting clubs to include football, baseball, swimming and sailing.

The M20/M26 can be accessed at the Wrotham interchange which is about 2 miles away linking to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel Terminus in Ashford.

### Local Authority

Sevenoaks District Council  
Council Tax Band = H



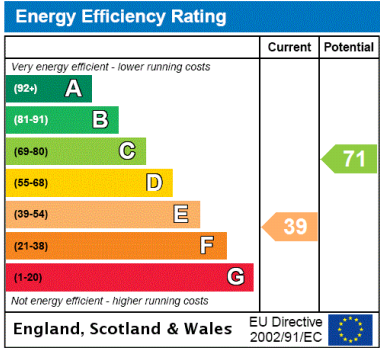
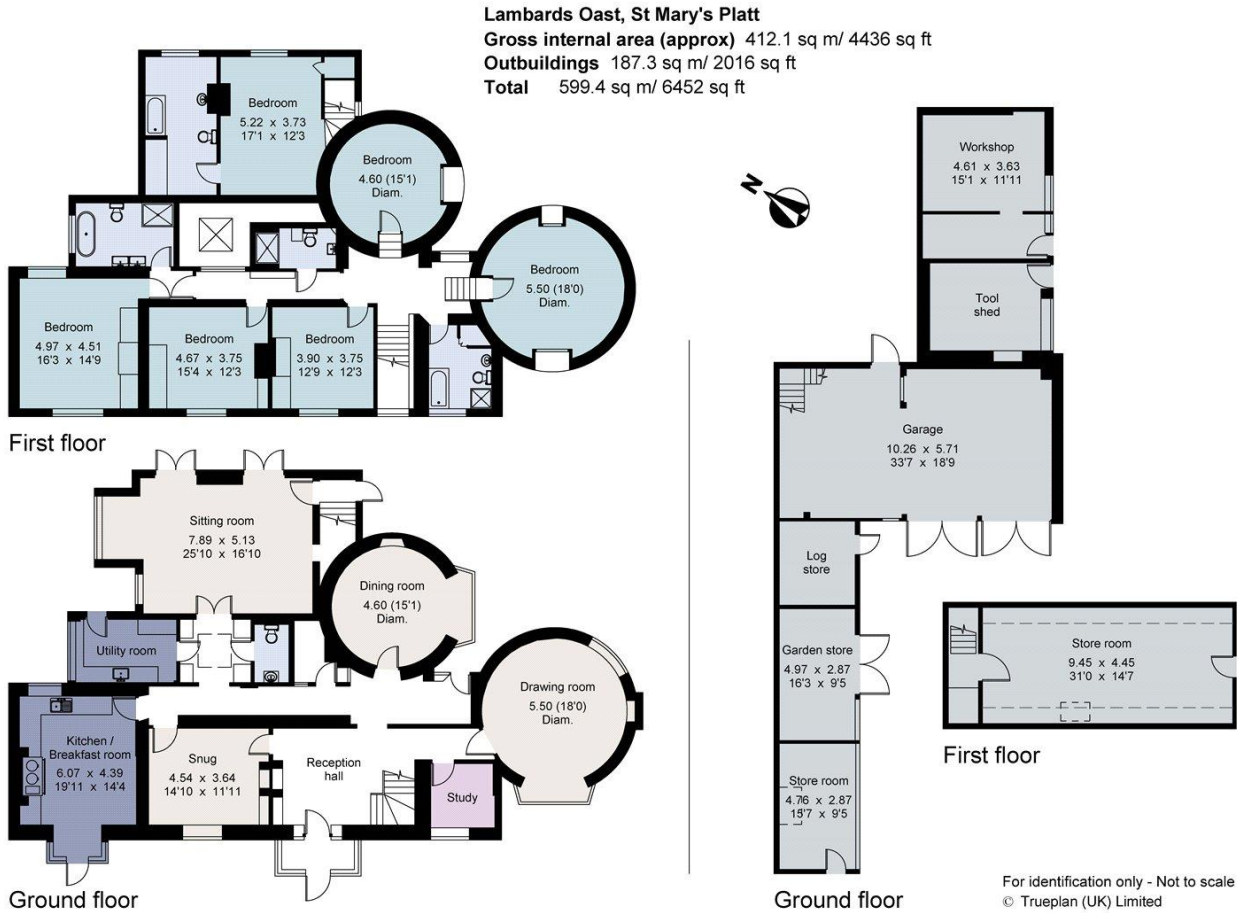
Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.

Comp Lane, Platt, Sevenoaks, Kent, TN15  
Gross Internal Area 4436 sq ft 412 1 m<sup>2</sup>



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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
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