



# A charming and characterful home of historic significance

**Luddesdown Road, Luddesdown, Kent, DA13**

£5,000 pcm plus fees apply, Part Furnished  
Available from now

savills

- A striking Grade I listed home
- Many period features throughout
- Substantial accommodation
- Stunning gardens and rural views
- Multiple outbuildings

**About this property**

Thought to date back to around the 1000 -1100's, this exceptional Grade I listed home boasts an immense history as well as many original and historic features. A very striking and substantial property, this flint and stone built home also benefits from spectacular, far reaching views across the lush Kentish countryside.

The great hall located on the first floor is an important feature of this historic family home, supported by oak beams, with five large windows across the vaulted room. At the end of the great hall is a staircase, which leads to a Minstrels gallery. Further important features to this house include the Tudor chimney, Norman corbelled fireplace and perhaps most importantly, the unique murals scratched into the plaster of the Great Hall and one of the bedrooms.

Opening into the hallway, there are multiple reception room, each providing a glimpse into this properties past with large exposed beams, exquisite stonework, and features in the various styles that this home has been occupied through. There is also a good sized and well equipped kitchen, ground floor store room and access to a lower ground floor cellar. From the entrance hall there is a generously proportioned study, as well the added benefit of a guest cloakroom and separate bathroom.

Located on the first floor are five bedrooms in total, accessed by various staircases from the ground floor, which are complimented by a well appointed family bathroom.

Externally, the formal gardens surrounding the main house are mainly situated to the South West. There is a well kept rose garden and established orchard with small paddock beyond. The main formal garden and flat area for croquet lawn are well screened from the paddock land beyond.

There are garaging/workshops and storage buildings, which are accessed from the private driveway.

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### Local Information

This property is set within the Greenbelt on the North Downs, ideally located for Trosley Country Park. The local villages of Luddesdown, Vigo, Borough Green, Meopham and West Malling provide local amenities, schools, churches, village greens, public houses and restaurants. The M20 and M26 are also located within 5 miles and the M2 is 6 miles distance.

Comprehensive Shopping: Bluewater, Sevenoaks and Maidstone.

Mainline Rail Services: Borough Green (6.4 miles) and Meopham (3 miles) to London Victoria. Sevenoaks services to Cannon Street/Charing Cross/London Bridge. Ebbsfleet International (8.3 miles) to St Pancras and Europe.

Primary Schools: Vigo, Meopham and Culverstone.

Secondary Schools: Sevenoaks Trinity School, Gravesend and Dartford.

Private Schools: Cobham Hall in Cobham, Kings School in Rochester. Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, The Granville, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford.

Sporting/Leisure Facilities: The London Golf Club, West Kingsdown. Shoreham and Wrotham Heath Golf Clubs. Mid-Kent and Rochester and Cobham Golf Clubs. Brands Hatch racing circuit. Riding, cricket and rugby in the local vicinity.

Road communications are excellent with the M20 (4.8 miles) and M26 (6 miles) accessed at the Wrotham interchange, linking to other motorway networks, London, Gatwick and Heathrow Airports, Ebbsfleet International station, and Channel Tunnel.

Kindly note these distances are approximate.

### Local Authority

Gravesham Borough Council, Gravesend  
Council Tax Band = H

### Energy Performance

EPC Rating = E



## Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office. Telephone: +44 (0) 1732 789 760.

**Luddesdown Road, Luddesdown, Kent, DA13**  
**Gross Internal Area** 8005 sq ft, 743.7 m<sup>2</sup>



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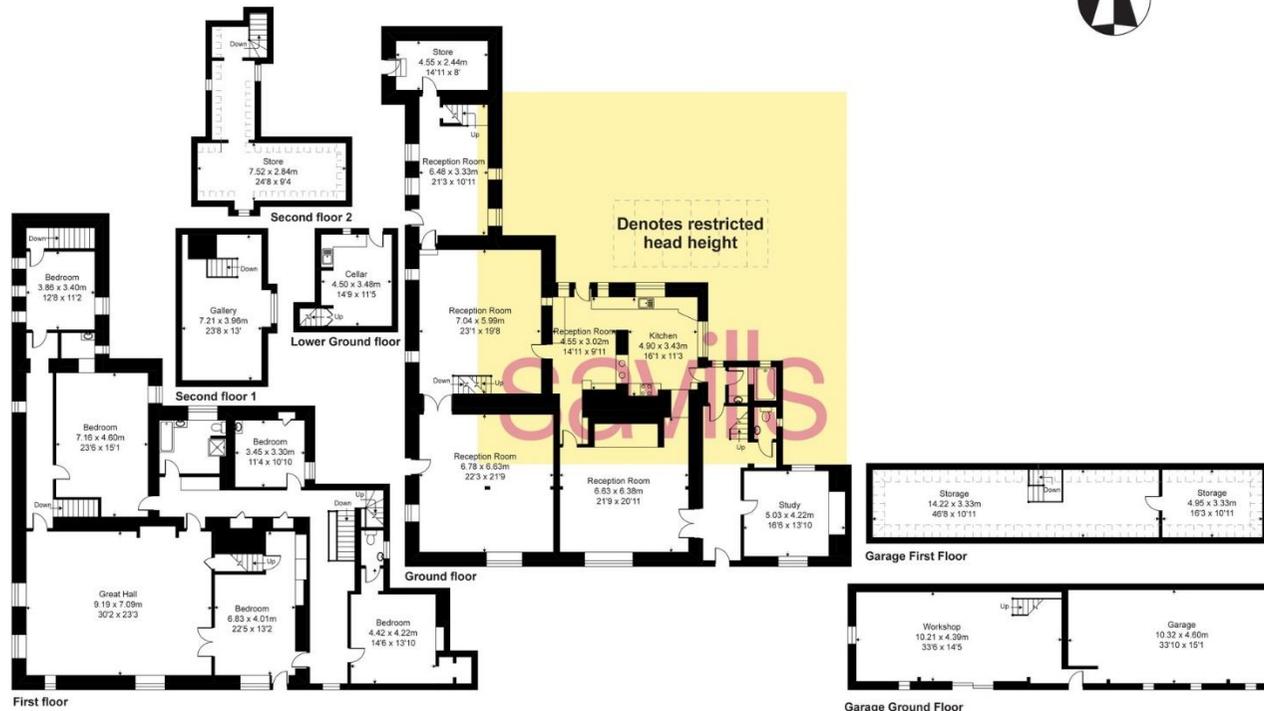
## Luddesdown Road, Luddesdown, Gravesend, DA13

Gross internal floor area (approx):

743.7 sq m / 8005 sq ft (Excludes Restricted Head Height & Includes Garage)

For Identification only - Not to scale

Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>70</b>
(39-54)	<b>E</b>	<b>39</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide). Hard copy available on request. . 20220110MEHE

