



NEARLY CORNER

HEAVERHAM, KENT





NEARLY CORNER

HEAVERHAM ROAD, HEAVERHAM, KEMSING, KENT, TN15 6NQ

Charming detached Grade II listed property of character with versatile accommodation, set within a delightful established garden with countryside views

Entrance Hall, Drawing Room, Dining Room, Sitting Room, Study, Kitchen/Breakfast Room, Utility Room, Cloakroom

Master bedroom with En Suite, Five further Bedrooms, Two Bathrooms

Two Attic Bedrooms

Landscaped Gardens, Detached Double Garage

In Total Approximately 0.5 Acres



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Description

Nearly Corner is a charming detached Grade II listed family house located in the centre of Heaverham village. The property has an interesting history, being part of a former hall house dating from the 15th century and featuring a crown post. There are later additions and, to one part externally, are some 'bee boles', which are mentioned in beekeepers books and were popular in the 18th century. The house has been in the same occupancy for over 25 years and is well presented with versatile family accommodation arranged over three floors. There is a delightful established garden and attractive countryside views over the surrounding conservation area.

Points of note include:

- Crown post, some exposed wall and ceiling timbers, multi-pane windows, exposed floorboards and parquet flooring, some wrought iron door furniture and excellent storage throughout.
- The principal reception rooms together with the spacious entrance hall provide excellent formal entertaining areas. The drawing room is double aspect with double doors to the gardens, and an attractive open fireplace with cast iron grate. The dining room has an outlook to the front, an impressive fireplace with wooden surround and oak bressummer, and a drinks cupboard.
- The sitting room is a charming beamed room with a double aspect and an open fire. This room provides informal living.
- The study has an outlook to the side, a fireplace, a former inglenook fireplace and an under stairs cupboard.
- The kitchen/breakfast room has a wonderful outlook over the rear garden and is fitted with a range of base units with extensive work surfaces. Appliances include a Neff eye level double oven, an induction hob with extractor fan over and space for a fridge and dishwasher. There is a rear lobby with an excellent larder cupboard, access to the rear garden and a utility room with extensive storage cupboards and space for appliances.
- A cloakroom with cupboard housing the boiler completes the ground floor.
- Arranged over the first floor is the master bedroom with far reaching views to the front over farmland. There are fitted wardrobes and a well appointed en suite bathroom.
- There are five further bedrooms all with attractive outlooks. All have wardrobes, three have wash basins and one has a mezzanine level providing additional space. This room also features the crown post.
- There is a shower room and also a separate bathroom completing this floor.
- The second floor provides two attic bedrooms/playrooms and further storage.
- To the front of the property is an attractive white picket fence which encloses the garden with an area of lawn and shrubs including hydrangeas and lavender. Pedestrian gates lead to the house and rear garden.
- A paved drive provides off road parking for a number of cars and leads to the detached timber garage, with power and light connected.
- The established rear gardens provide an attractive backdrop to the house with adjoining farmland and rural views. There is an attractive rose walk with a number of roses and a clematis adorning the timber pergola. There is a paved terrace to the rear and side of the house, flanked by a low ragstone wall with steps leading to a raised terrace surrounded by well stocked borders, ideal for al fresco entertaining. There are two areas of lawn, one, to the side of the house, is enclosed by an attractive low ragstone wall, a covered well and sheltered by a mature sycamore tree. The second area of lawn is interspersed by specimen trees under planted with spring bulbs. In total the area amounts to about 0.5 of an acre.

Situation

- Nearly Corner is situated within Heaverham village at the foot of the North Downs.
- **Local Shopping:** Kemsing village (1.2 mile) and Seal village (2 miles) both offer local shopping facilities and restaurants. Otford is about 2.8 miles away with Sainsburys Superstore, Homebase and Aldi.
- **Comprehensive Shopping:** Sevenoaks (4.9 miles) offering supermarkets and high street shops.
- **Primary Schools:** Sevenoaks and Seal.
- **Secondary Schools:** Weald of Kent Girls Grammar in Sevenoaks, Tonbridge Girls and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells. Knole and Trinity Academy schools in Sevenoaks.
- **Grammar Schools:** Weald of Kent Girls, Tonbridge Girls and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.
- **Private Schools:** Sevenoaks, Tonbridge and Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- **Mainline Rail Services:** Kemsing to Victoria and Ashford International (0.8 of a mile) Otford (2.9 miles) to Victoria and Blackfriars (City) and Sevenoaks (5.5 miles) London Bridge/Cannon Street/Charing Cross. www.nationalrail.co.uk
- **Leisure Facilities:** Golf in Otford, Shoreham and Eynsford. Wildnerness and Knole golf clubs in Sevenoaks. Leisure Centres can be found in Sevenoaks, Hildenborough and Tonbridge. Bridle paths and walks are abundant in the area.
- **Communications:** A25 at Bessels Green (approx. 6 miles) gives access to the M25 and therefore Gatwick and Heathrow Airports, Dartford River Crossing, Bluewater Shopping Centre (A2) and London and the suburbs.

Directions

From junction 5 of the M25, take the A21 turn off and proceed onto the A25 heading East through the traffic lights and after passing through Seal, continue up the hill and take the 2nd left signposted Heaverham and Kemsing. Continue to the centre of Heaverham where Nearly Corner will be found just past the T-junction on the right hand side.

Services

Oil fired central heating. Mains water, electricity and drainage. Super fast broadband is due to be connected late summer 2019.

Outgoings

Sevenoaks District Council – 01732 227000. Tax band 'G' rates for 2019/2020 – £3,094.29.

Viewing

Strictly by appointment with Savills on 01732 789700.


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Nearly Corner, Heavenham

Gross internal area (approx.)

 House - 392.5 sq m (4224 sq ft)

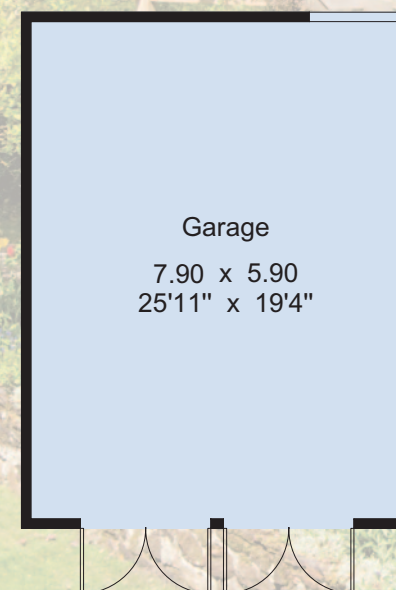
 Garage - 46.7 sq m (502 sq ft)

For identification only - Not to scale

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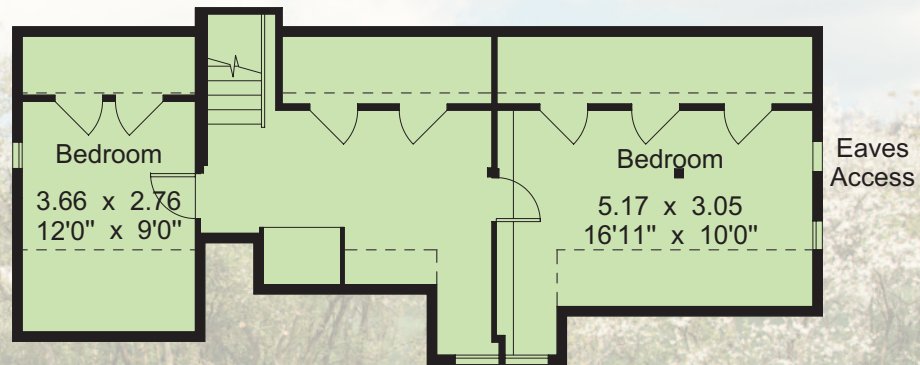


Ground floor



Nearly Corner, Heavenham

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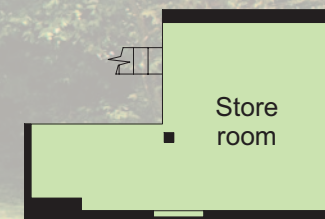


Second floor

Restricted height



First floor



Mezzanine

