



Charming and attractive period family home with far reaching southerly views, a swimming pool and equestrian facilities set in about 1.72 acres.

**Cobwood Down, Pilgrims Way, Kemsing, Sevenoaks, Kent, TN15 6XB**

Freehold









- Charming character home
- Scope to update and refurbish
- Far reaching southerly views
- Established gardens and grounds
- Heated Swimming pool
- Stables and outbuildings

#### About this property

Cobwood Down is an attractive and characterful property dating from 1884 with a number of sympathetic and cleverly designed extensions, and located along a rural lane at the foot of the North Downs. The versatile accommodation is well presented throughout and offers the incoming purchaser the scope to update and refurbish as required. The elevated position offers wonderful southerly views and within the grounds is a heated swimming pool and stabling together with a couple of paddocks. In total the plot amounts to about 1.72 acres.

- The principal reception rooms all have a wonderful southerly aspect with the drawing room featuring an open fire and double doors to the terrace. Both the dining and sitting rooms have attractive bay windows, one of which has a window seat. There is also a conservatory with an attractive outlook over the gardens.
- The spacious kitchen is fitted with a comprehensive range of wall and base units with space for appliances and an adjoining fully glazed breakfast room with an attractive outlook and direct access to the gardens.
- Completing the ground floor is a study, utility room and cloakroom.

- Arranged over the first floor are four double bedrooms, all with wardrobes and all have an attractive outlook over the gardens. One is served by a well-appointed en suite shower room and has a lift to the ground floor.
- The family bathroom has an airing cupboard and completes the first floor.
- The house is approached over a driveway which culminates in a parking area to the front and the integral garaging.
- The beautiful established gardens surround the house and provide year round interest with wide swathes of lawn interspersed by trees and shrubs together with well stocked flower borders. Beside the breakfast room there is a post and rail fence enclosed terrace with rose beds and to the south is a paved terrace stretching the width of the property, both providing ideal areas for al fresco entertaining. The heated swimming pool has a paved surround and a summerhouse all enclosed by a post and rail fence with an adjacent pump house. Within the garden is a brick outhouse and adjoining gardeners W.C.
- The stables are approached from a spur drive and comprise two stables, a store and a wood store to the rear.
- There are two post and rail paddocks with the total area amounting to about 1.72 acres.





## Local Information

- Local Shops: Heaverham has a public house. Kemsing village (1.2 mile) and Seal village (3.1 miles) both offer local shopping facilities and restaurants. Otford village (2.8 miles) with a retail park including Sainsburys Superstore, Homebase and Aldi (3.9 miles.)
- Comprehensive Shopping: Sevenoaks (5 miles), Bluewater (17.1 miles)
- Mainline Station: Kemsing to Victoria and Ashford International (1.4 of a mile) Otford (2.6 miles) to Victoria and Blackfriars (City) and Sevenoaks (5.4 miles) London Bridge/Cannon Street/Charing Cross.
- 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.
- 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.
- Leisure Facilities: Golf in Otford, Shoreham and Eynsford. Wildnesse and Knole golf clubs in Sevenoaks. Leisure Centres can be found in Sevenoaks, Hildenborough and Tonbridge. Bridlepaths and walks are abundant in the area.
- All distances are approximate.

## Tenure

Freehold

## Local Authority

Sevenoaks District Council

## Energy Performance

EPC Rating = E

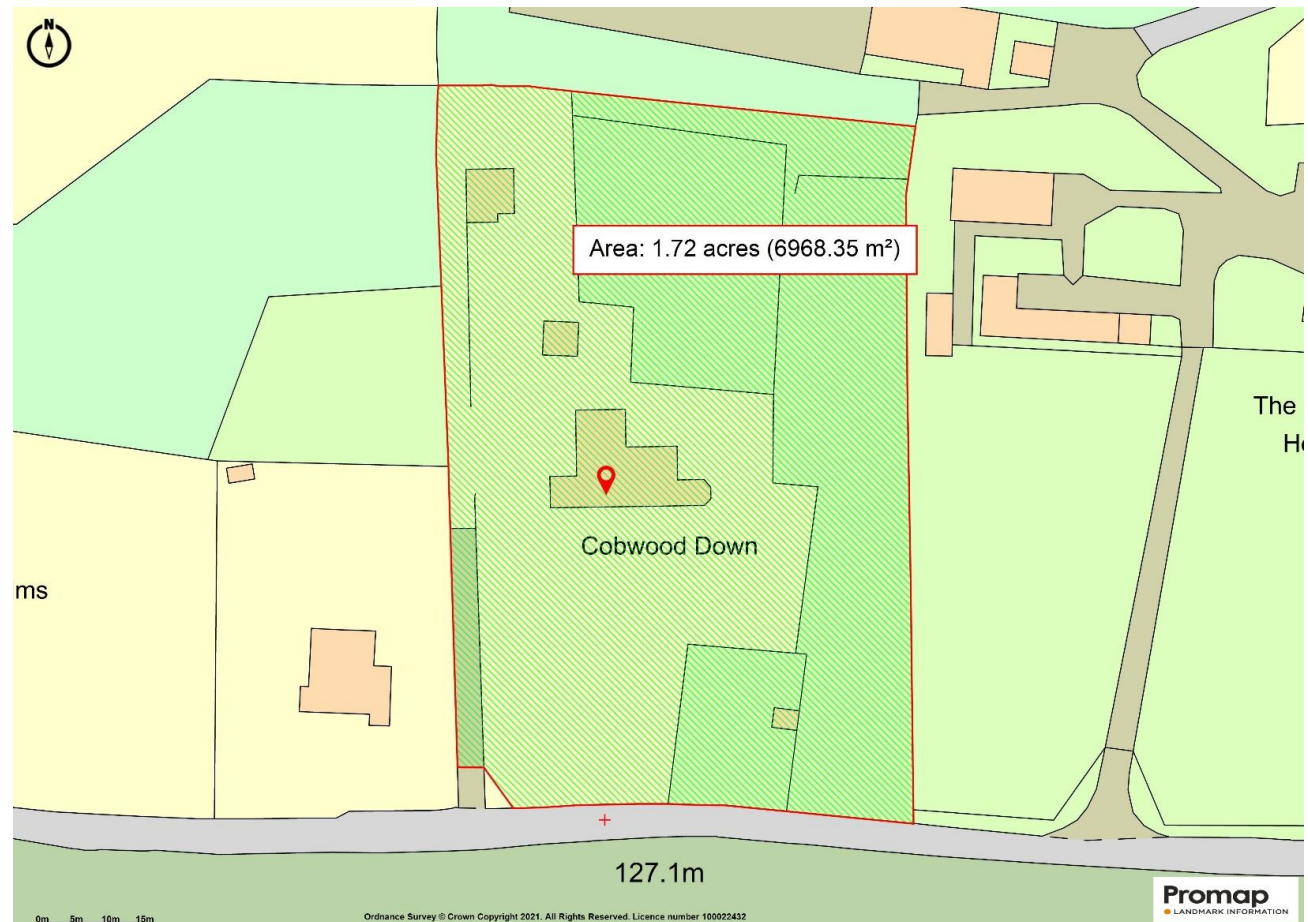
**Agent note:** There is a right of access across the drive for two neighbouring properties.

## Viewing

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

Telephone:

+44 (0) 1732 789 700.







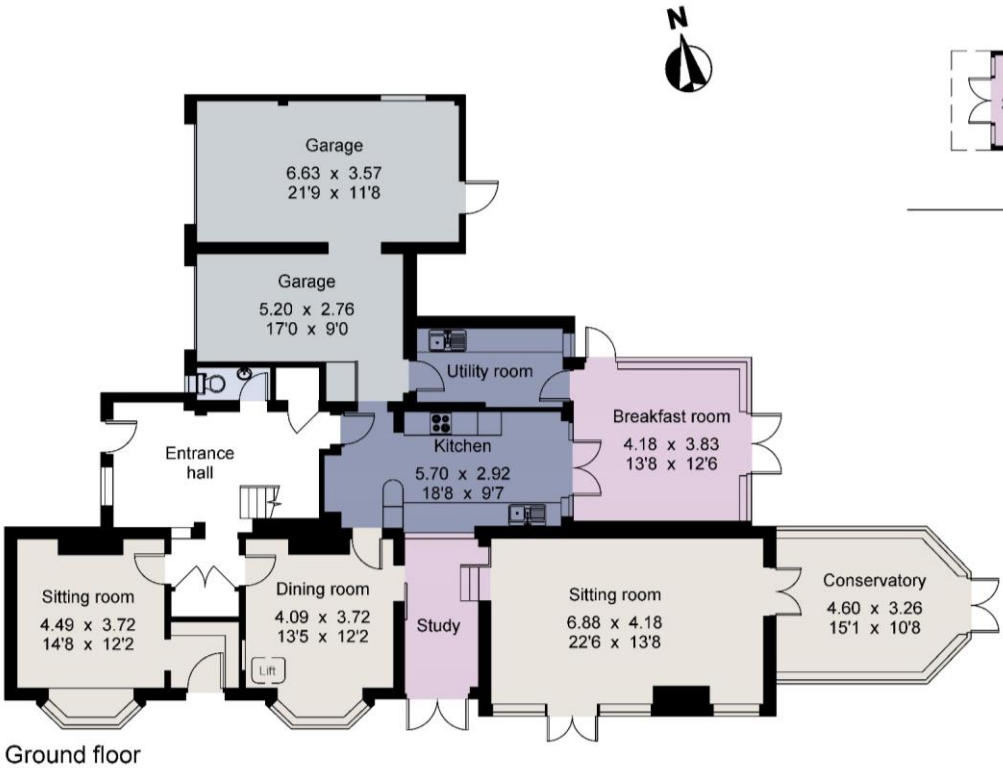
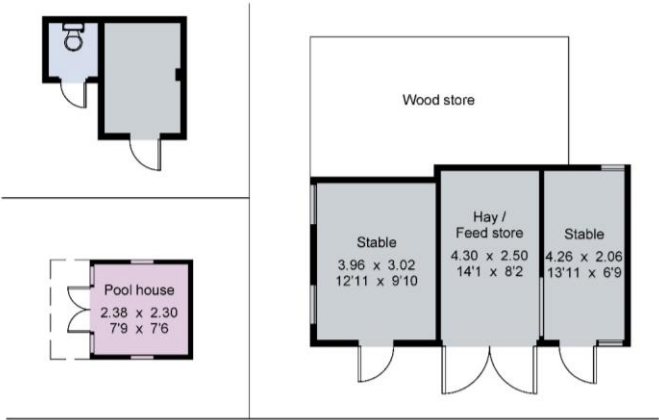


Cobwood Down, Pilgrims Way, Kemsing, Sevenoaks, Kent, TN15 6XB  
Gross Internal Area 2652 sq ft, 246.4 m<sup>2</sup>

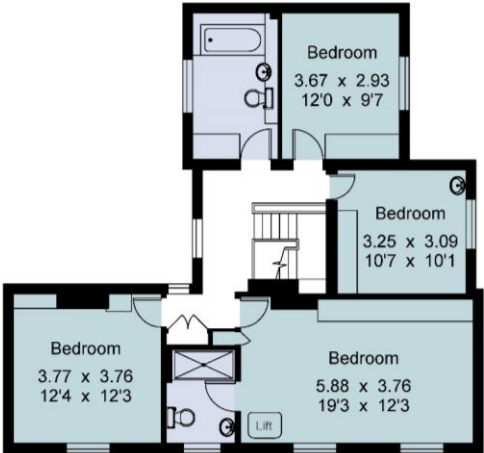
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**Cobwood Down, Kemsing**  
**Gross internal area (approx)** 246.4 sq m/ 2652 sq ft  
**Garages** 41.3 sq m/ 444 sq ft  
**Stable block** 32.2 sq m/ 346 sq ft  
**Outhouse** 7.3 sq m/ 78 sq ft  
**Pool house** 5.4 sq m/ 58 sq ft  
**Total** 332.6 sq m/ 3580 sq ft

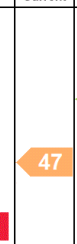


Ground floor



First floor

For identification only - Not to scale  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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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