

Broomscraft Place
144 Canon Lane
Watlington



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This romantic villa of some 3700 sq ft dating originally from 1862 is situated in a tranquil yet accessible location well away from busy roads.

The property is approached through electrically operated double gates and over a block-paved driveway with ample parking for multiple vehicles. A flight of steps leads to the front entrance and a generous reception hall, with doors leading to the principal reception rooms, and an elegant staircase to both lower ground and first floors.

A charming drawing room features an impressive fireplace with a wood-burning stove and two walls of bespoke shelving. Opposite, the formal south-facing drawing room enjoys an abundance of natural light, with a feature fireplace and a bay window, perfect for enjoying the garden views.

At the heart of the home is a spacious kitchen/breakfast room, thoughtfully designed with a comprehensive range of cabinetry, granite worktops, a large central island, and integrated appliances. A cream Aga and additional range cooker provide both practicality and traditional charm. Bifold doors open into a glazed sunroom with direct access to the outdoors, ideal for entertaining and family living. Adjoining the kitchen is a well-equipped utility room with external access, along with a convenient ground-floor cloakroom.

The lower ground floor offers flexible living space, including an atmospheric sitting room with fireplace and fitted shelving, which leads into a bright and elegant orangery. With its south-facing outlook over the garden, this is a tranquil spot to unwind and has French doors leading to the terrace. This floor also includes two storage rooms and a versatile additional bedroom, also suitable for use as a home office, guest room, or hobby space.

On the first floor, the dual-aspect principal bedroom enjoys a stylish en-suite bathroom. Three further bedrooms, two of which feature fitted wardrobes, are served by two additional contemporary bathrooms, making this an ideal family layout.

Outside

Externally, the gardens are beautifully landscaped, featuring mature trees, flowering shrubs, and a variety of attractive elements throughout and extend to over an acre. A charming pond adds to the tranquil atmosphere and enhances the garden's appeal. A lower ground floor terrace opens to a semi-walled garden with access to the driveway, while a first-floor terrace with elegant stone balustrades offers a picturesque setting for relaxing or entertaining. The property benefits from a detached double garage with an adjoining storage room.

3,736 sq ft (347 sq m) | Freehold
Beautifully landscaped gardens | A charming pond
Approx 1 acre of land | Situated in conservation area in heart of Wateringbury
Guide price £2,000,000

Location

Broomscroft is situated in a private, quiet location down a peaceful country lane, in a conservation area, yet close to the centre of Watringbury village. Broomscroft Place is ideally situated to enjoy all the benefits of the countryside, yet being conveniently located close to road and railway links.

Watringbury is a small village with a lively community and benefits from a village hall, post office, convenience store, hairdressers, tea room/antiques store and pub/restaurant as well as a good primary school and railway station.

Watringbury station (about 3/4 mile) serves Paddock Wood and Maidstone West. Paddock Wood has services to London Charing Cross in around 55 mins. Alternatively, West Malling station (4.7 miles) serves London Victoria/Charing Cross in about 55 mins (London Bridge in 44 mins).

The M20 (Jct 4) is 6.3 miles distant and provides access to the M26/M25 motorways and thence the motorway network beyond, Gatwick, Heathrow and Stansted airports, Channel Tunnel terminus, Dover and Bluewater shopping centre.

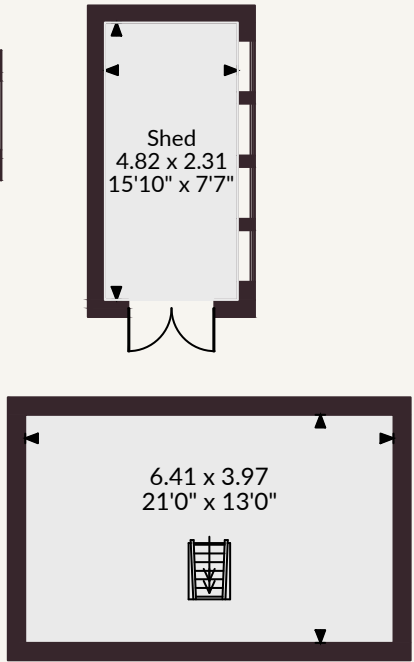
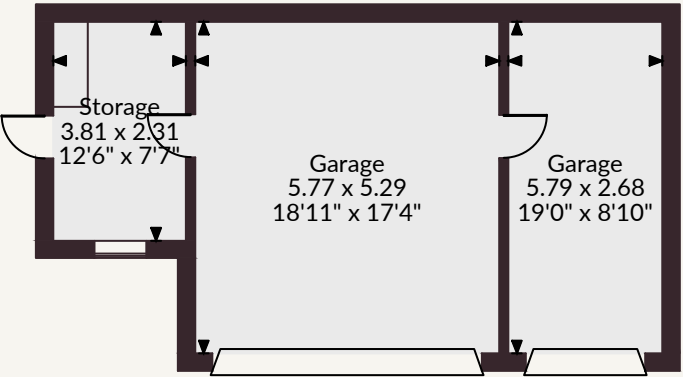
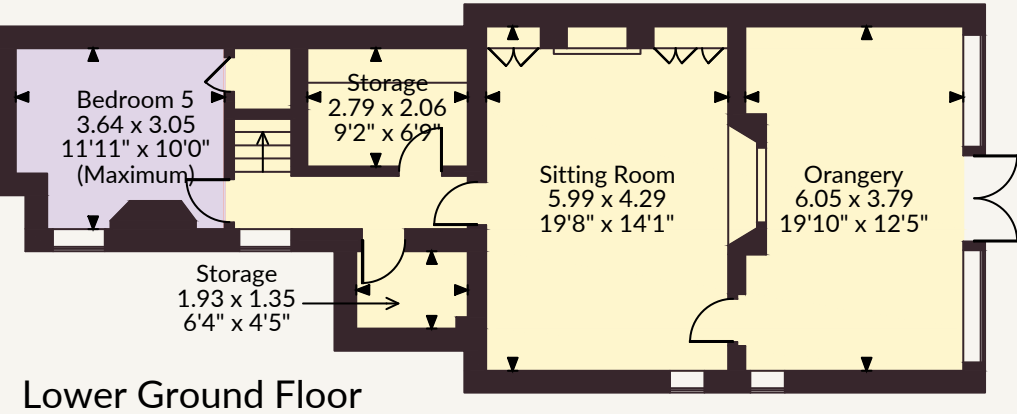
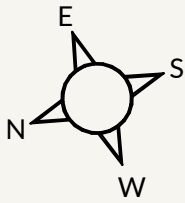
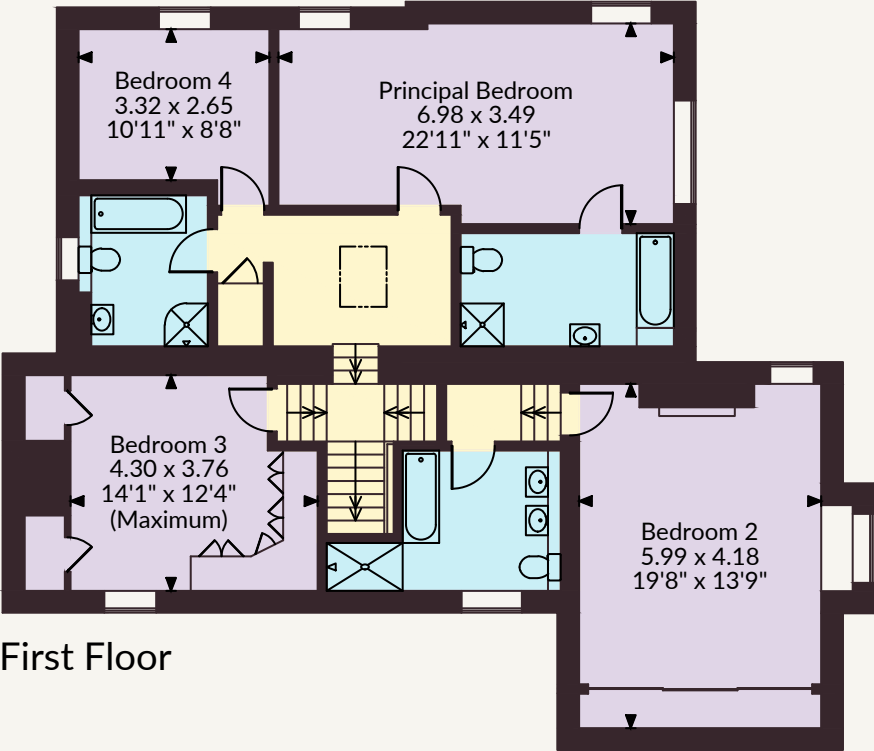
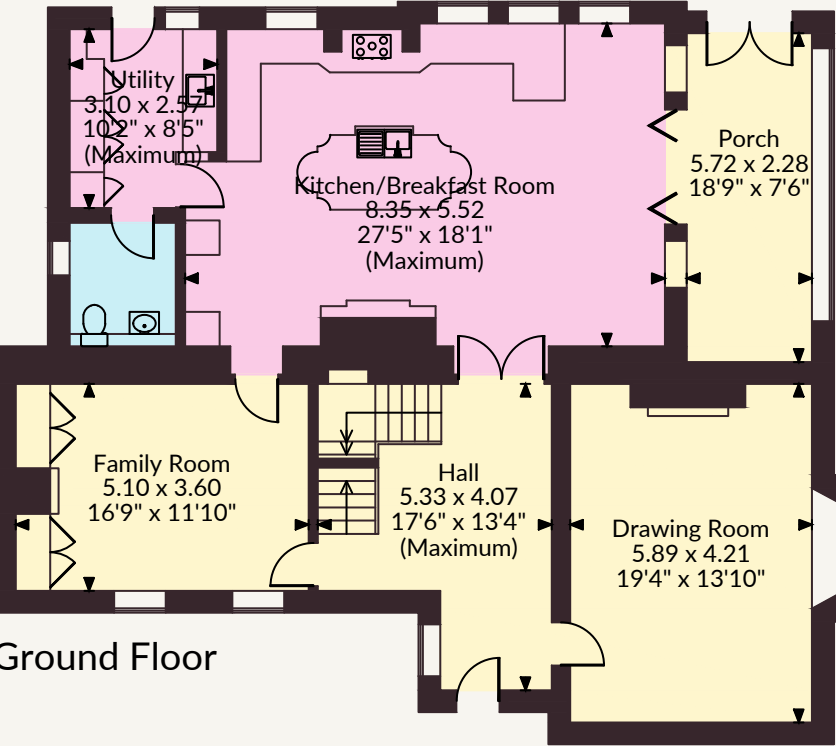
In addition to Watringbury primary school, there are other primary schools in Kingshill and Mereworth. Maidstone and Tonbridge both have well regarded grammar schools for boys and girls. Independent schools include Tonbridge School, Kings Rochester, Sevenoaks School, Sutton Valence School and numerous preparatory schools in the Tonbridge and Sevenoaks area.

General

Local Authority: Tonbridge & Malling Borough Council
Services: Mains electricity, water, drainage , including gas
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Broomscroft Place, Canon Lane, Watlingbury
Main House internal area 3,736 sq ft (347 sq m)
Garages internal area 880 sq ft (82 sq m)
Shed internal area 120 sq ft (11 sq m)
Total internal area 4,736 sq ft (440 sq m)



Sevenoaks
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Sevenoaks is located in the picturesque Kent countryside and is a vibrant and historic town that is full of natural beauty, offering an excellent quality of life, surrounded by stunning parks, commons and the rolling country-side beyond whilst being just 25 minutes from central London by train.

This town provides a reprieve from the city yet offers a wonderful array of independent boutiques, artisan shops, weekly markets, friendly pavement cafes, while through the surrounding landscape are a number of historical landmarks including Knole House, Ightham Mote, Otford Palace and Emmetts Garden.

Sevenoaks is home to an eclectic mix of historic homes with classic architecture, along with more modern developments and contemporary apartments. Grand country estates can be found to the outskirts with a range of iconic red brick Georgian, Edwardian and Victorian homes in the surrounding villages.

Renowned for its outstanding schools, Sevenoaks is popular with families whilst also benefitting from excellent transport links for London, Gatwick and the coastline (reachable in around an hour). A commuters dream.

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The position & size of doors, windows, appliances and other features are approximate only.
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