



St. Vincents  
St. Vincents Lane, Addington

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# St. Vincents

## St. Vincents Lane

### Addington ME19 5BW

St. Vincents, which dates back to 1775, is a fine Grade II listed Georgian home.

M26 (Jct 2a) 1.2 miles, West Malling 3.0 miles, West Malling mainline station 3.7 miles, Sevenoaks 9.0 miles, Maidstone 9.0 miles, Gatwick Airport 30 miles

Reception hallway | 2 Reception rooms  
Snug & Office | Kitchen | Utility | Cloakroom  
8 Bedrooms | 2 Family bathrooms | 2 Shower rooms | Basement | Double garage  
4 Outbuildings | Garden | Large paddock, woodlands & stream

#### The property

Externally it features splendid red brick with Flemish Bond, double-fronted elevations with full height sash windows and internally offers more than 5,000 square feet of stylish accommodation.

The two main reception rooms both feature tall ceilings, dual aspects and have similar proportions. One room has an open fireplace and the other a woodburning stove. Additionally, the ground floor has a comfortable snug with a bay window and an open fireplace. There is also an office for home working. The kitchen features shaker-style units and integrated appliances. There is a space for a dining table and chairs. The ground floor also has a utility room for further storage and appliances.

On the first floor there are six bedrooms, including two generous principal bedrooms. The first floor also has two family bathrooms and a shower room. Further up on the second floor there are two additional bedrooms and a shower room.

The property includes a very large basement, providing storage space and the potential for development, subject to the necessary consents.

St. Vincents has been completely renovated over the past three years. It has been fully rewired and replumbed to an exceptionally high standard - with future-proofing in mind. A twenty-three panel and 23KW battery solar installation assists in keeping the house more energy-efficient.

#### Outside

At the entrance to the property there is a driveway leading to a parking area and a detached double garage at the rear of the house. To the front of the house there is a gravel driveway which provides further space for parking.

The garden is mainly southeast-facing and features expansive rolling lawns and meadows. There is a patio area which is partially shaded by a Wisteria covered pergola. To the rear of the house there is a vegetable garden with raised beds and a greenhouse. Its beautiful grounds extend to almost twenty acres and offer a wonderful variety of established trees and shrubs and a peaceful stream.

#### Location

St. Vincents is set in a semi-rural position close to the village of Addington.

It is surrounded by the stunning rolling countryside of the Kent Downs Area of Outstanding Natural Beauty. The village has a local pub and a parish church. There is an outstanding-rated School in the nearby village of Offham. The larger village of Borough Green and the small market town of West Malling both lie three miles away, providing several shops, restaurants, small supermarkets and other everyday amenities. There is a large supermarket in Kings Hill which is five miles away. The property is also equidistant from the larger towns of Sevenoaks and the county town of Maidstone, both of which provide excellent shopping and leisure services.

Mainline rail services are available from West Malling to London Victoria (one hour). The M26 is just over a mile away.

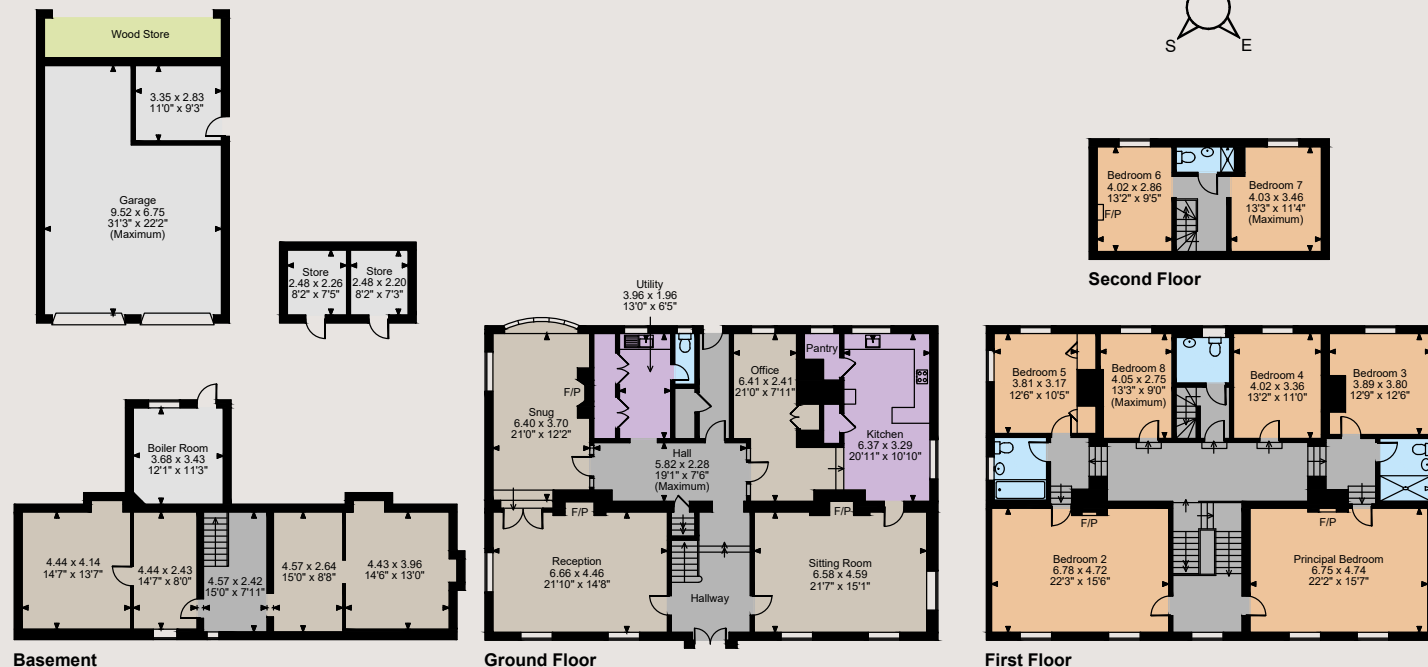






## Floorplans

St. Vincents, St. Vincents Lane, Addington  
Main House internal area 5,207 sq ft (484 sq m)  
Garage internal area 692 sq ft (64 sq m)  
Stores and Boiler Room internal area 258 sq ft (24 sq m)  
Total internal area 6,157 sq ft (572 sq m)  
For identification purposes only.



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

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## Directions

From Strutt & Parker's Sevenoaks office, head north on the High Street, continuing straight ahead at the traffic lights before turning right onto Holly Bush Lane. After a mile and a half, at the traffic lights, turn right onto Seal Road/A25. Stay on the A25 for 6.5 miles, and then turn right at the traffic lights onto the A20. Turn left onto St. Vincent's Lane and the entrance to the property will be on the right after 0.3 miles.

## General

**Local Authority:** Tonbridge & Malling

**Services:** All mains, no gas. Oil heating & hotwater

**Council Tax:** Band H

**Fixtures and Fittings:** TBC

**Tenure:** Freehold

**Guide Price:** £2,500,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Sevenoaks

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