



Bartons Farm, Yopps Green, Plaxtol, Sevenoaks, Kent

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Bartons Farm

Yopps Green

Plaxtol

Sevenoaks

Kent TN15 0PY

Spacious and beautifully presented detached Grade II listed farm house, set in west-facing, part-walled gardens in a tranquil location, on the edge of the sought after village of Plaxtol

Tonbridge station 6.3 miles, Borough Green station 3.2 miles, Sevenoaks 6.7 miles

Reception hall | Sitting room | Dining/family room | Home office/snug | Kitchen/breakfast room | Utility/boot room | Cloakroom | Wine Cellar | Cellar store | Principal bedroom with en suite | 4 Further bedrooms | 2 Further bathrooms | About 1.5 acres | EPC rating 'F'

The Property

Bartons Farm is a beautifully presented period farm house with Kentish Ragstone elevations, enjoying views towards the Bourne Valley. Offered with no onward chain, the property is situated in a semi-rural hamlet on the edge of the popular village of Plaxtol, within a designated Conservation Area and an Area of Outstanding Natural Beauty. Arranged over three floors, the light, versatile and well-proportioned accommodation provides ideal areas for entertaining and family living, with character feel combined with contemporary styling to great effect. Stables & additional land are available by separate negotiation.

Salient points include, exposed ceiling and wall timbers, multiple fireplaces including a magnificent inglenook fireplace, wood flooring, multi pane windows, a stylish bespoke kitchen and modern bathrooms suites.

The principal reception rooms comprise a generous, triple aspect sitting room with an adjoining study area and a magnificent inglenook fireplace with a wood burner, a home office/snug with built-in book cases and a feature wood burner and a dining/family room with exposed ceiling timbers and a door to the rear terrace and gardens beyond.

The impressive kitchen/breakfast room features a striking vaulted ceiling, allowing light to flood the room. The kitchen is fitted with a bespoke range of base units, integral appliances, and an Aga. A real feature to the kitchen/breakfast room are the bi-fold doors opening onto the south and west facing terraces providing a choice of terraces ideal for al fresco dining.

An adjoining utility/boot room providing further storage, space for appliances and access to outside, and a cloakroom complete the ground floor.

From the entrance hall, a set of stairs leads to the cellar, currently utilised as wine storage. Subject to the necessary consent this space could be converted into a variety of versatile rooms such as a cinema room, home office, gym, studio etc. An external door and staircase rise to the side of the property.

Arranged over the first floor is the principal double aspect bedroom, which has built-in storage and is served by a well-appointed en suite bathroom.

There are two further double bedrooms on this floor and a modern family bathroom, with a walk-in shower.

A staircase rises to the second floor with a stylish bathroom and two further double bedrooms.







Outside

The property is approached via a gravelled driveway, with parking for multiple vehicles. To either side of the front door, there are areas of lawn, flanked by established borders planted with spring bulbs and herbaceous shrubs. The rear garden is a real feature and provides a lovely backdrop to the property. A paved and gravel terrace wraps around the property, providing an array of excellent south and west facing areas for al fresco entertaining. A set of steps leads to a charming, part-walled garden, with borders planted, with an abundance of perennials, spring bulbs and shrubs, all providing year-round colour.

A wisteria arbour leads to a wrought iron gate, which provides access to an expanse of lawn, with a wide variety of mature, specimen trees and bluebell wood to the boundary, providing a high degree of privacy. There is an adjoining area of lawn, previously used as a grass tennis court and croquet lawn. The plot amounts to about 1.5 acres.

Location

Located to the east of Sevenoaks and north of Tonbridge, surrounded by countryside walks in the North Downs, the picturesque village of Plaxtol has a thriving community spirit and a good range of day-to-day amenities including a parish church, village store with Post Office, public house, tennis club, cricket club and recreation grounds. There is a popular primary school Ofsted rated Good in 2023 and an Outstanding Rated Nursery School within 250 yards.

The market town of Tonbridge offers a wider range of retail and leisure activities, with many high street and independent stores together with banks and building societies, a selection of coffee shops, restaurants and public houses, sporting clubs, a leisure centre and Tonbridge Park which offers covered and open air swimming pools, tennis courts, children's play areas, a miniature railway and putting green.

Nearby Sevenoaks offers a comprehensive selection of shops, restaurants and supermarkets including Waitrose, and a mainline station with services from Sevenoaks to London Bridge in 26 minutes.

Communications links are excellent, with easily accessible links to major regional centres and the national motorway network via the M26 and M20 and two nearby train stations at Borough Green and Sevenoaks, both with regular direct links to central London.

The area offers a wide range of state primary and secondary schooling together with Weald of Kent Grammar School, Tonbridge Grammar School (TOGS), Tunbridge Wells Girls Grammar School (TWGGS), Judd, Skinners and Tunbridge Wells Boys Grammar as well as a good selection of independent schools including Sevenoaks Prep, Hilden Oaks, Hilden Grange, Sackville, Tonbridge, Sevenoaks, Walthamstow Hall, Solefield, Somerhill and The Granville.

Directions

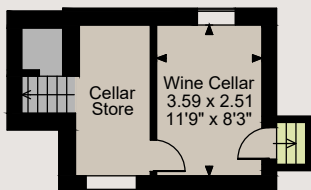
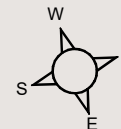
From Sevenoaks follow the A25 in an easterly direction passing through Seal Chart. Pass The Amherst Inn, before turning right onto Coach Road and proceed through Ivy Hatch towards Shipbourne. At the T junction turn right onto the A227 and take the next left signposted to Plaxtol. Upon entering the village of Plaxtol turn left by the church onto Tree Lane, which becomes Yopps Green. After approx. 0.2 of a mile, the entrance to Bartons Farm can be found along on the left hand side.



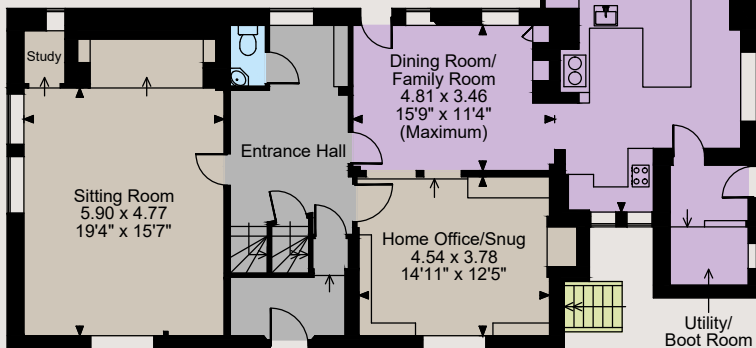




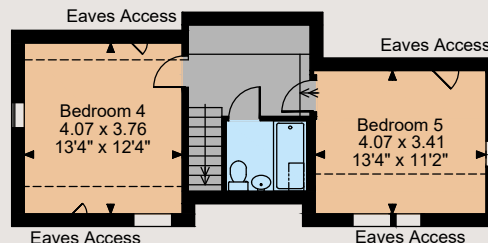
Bartons Farm, Yopps Green, Sevenoaks, Kent
Internal area 3,085 sq ft (287 sq m)



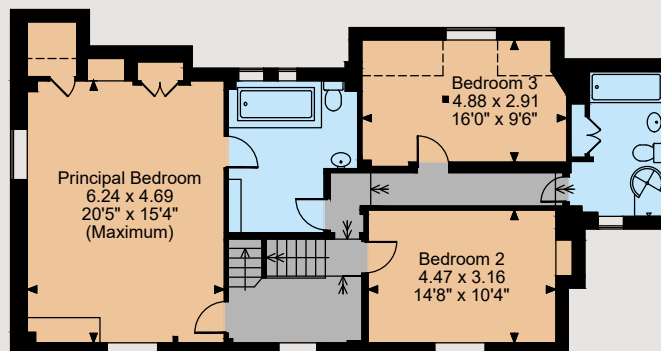
Lower Ground Floor



Ground Floor



Second Floor



First Floor

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

□ □ □ □ Denotes restricted head height

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General

Local Authority: Tonbridge and Malling Borough Council

Council Tax: Band 'H'

Services: Oil fired central heating, electricity, mains water and drainage, no gas, Gigaclear super-fast fibre optic broadband

Tenure: Freehold

Guide Price: £1,750,000

Sevenoaks

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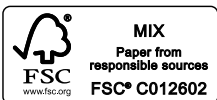
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