



EPC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current: Potential	Very environmentally friendly - lower CO ₂ emissions	Current: Potential
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	
(39 to 54) E		(39 to 54) E	
(21 to 38) F	29	(21 to 38) F	23
(1 to 20) G	38	(1 to 20) G	29
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Wales & N.Ireland EU Directive 2002/91/EC		England, Wales & N.Ireland EU Directive 2002/91/EC	

GLEBE HOUSE, LONDON ROAD, DUNTON GREEN, TN13 2TE

An imposing and superbly constructed detached Victorian house built to impress and with substantial accommodation set within its lovely plot. This former Vicarage retains many of its original period features including lovely fireplaces, fine staircases and it also has high ceilings and has been considerably improved by the present owners providing a home to be proud of.

- Entrance Porch ■ Entrance Hall ■ Cloakroom ■ Drawing Room ■ Lounge ■ Dining Room ■ Study ■ Conservatory ■ Kitchen & Breakfast Room ■ Utility Rm ■ Landing ■ 6 Bedrooms (three with en suite facilities) ■ 2 Dressing Rms ■ 5 Bathrooms (three of which are en suite shower rooms) ■ Gas fired central heating ■ Sealed unit double glazed windows ■ Double Garage ■ Plot extends to about THREE QUARTERS OF AN ACRE ■

PRICE: £995,000 FREEHOLD

SITUATION

The property lies in a convenient position surrounded by country walking on the doorstep. There are a number of railway stations (Knockholt, Dunton Green, Chelsfield, Orpington, Sevenoaks, Otford) within a short drive which provide excellent train services to London. Central London is only 20 miles and can be reached via varied motorway links nearby or through some of the back roads. Bromley is about 8 miles and Sevenoaks 5 miles. Bluewater Shopping Centre is easily reached. There are primary schools at Knockholt, Chevening, Dunton Green and Otford. Varied private schools nearby including Combe Bank School for girls and St Michaels and Russell House prep schools in Otford. Secondary Schools in Tonbridge and Tunbridge Wells. There are many golf courses in the area and excellent riding.

DIRECTIONS

From Sevenoaks head north down the London Road towards Riverhead. In Riverhead proceed over both roundabouts towards Dunton Green and proceed through the village. The drive to Glebe House can be found on the left hand side just before the bridge to the motorway.

GROUND FLOOR

ENTRANCE PORCH

7' 8" x 6' 6" (2.34m x 1.98m) Windows with decorative coloured glass, quarry tiled floor, seating.

ENTRANCE HALL

17' 6" x 7' 4" (5.33m x 2.24m) Fine staircase leads up to the first floor with decorative balustrades, dado rail, double radiator, halogen down lighting. Amtico tiled floor. INNER HALL 21' x 5' with radiator in ornate cover, halogen down lighting, coved cornice, double radiator, window to the rear, stable door to outside. Amtico tiled floor. CELLAR 10' x 5' 2" with light.

DRAWING ROOM

16' x 16' 4" into bay (4.88m x 4.98m) Two windows to the front and side, two double radiators, cornice, decorative open fireplace with marble surround and mantle, raised hearth, fitted shelves adjacent, picture rail, halogen lighting.

LOUNGE

20' x 21' 4" into bay (6.10m x 6.50m) Two windows to the rear, oak strip floor, fine open fireplace with decorative carved oak mantle and surround, carved over mantle, raised stone hearth, double radiator, picture rail, cornice, two radiators in ornate covers, halogen down lighting, centre ceiling rose, double doors lead into the conservatory.

CONSERVATORY

18' 2" x 10' (5.54m x 3.05m) Sealed unit double glazed windows with deep quarry tiled sills, double doors lead into the garden, two radiators, stone floor, two wall lights.

DINING ROOM

16' 4" x 13' 6" (4.98m x 4.11m) Window to the rear, oak strip floor, cornice, dado rail, double radiator, centre ceiling rose.

CLOAKROOM

11' 6" x 3' 4" (3.51m x 1.02m) Wash hand basin, radiator, low level wc, ceramic tiled floor, painted panelling to half height and a dado, halogen down lighting, window to the front with leaded light coloured glass, halogen down lighting.

STUDY

15' x 8' (4.57m x 2.44m) Double radiator, halogen down lighting, windows to the rear and a window to the side. Built in cupboards comprising a double and a single cupboard, cupboards over, shelved cupboards and drawers, built in work desk, halogen down lighting. Door to BOILER ROOM 7' x 3' with two gas fired boilers serving the central heating and hot water, window to the side.

KITCHEN & BREAKFAST ROOM

14' 1" x 12' (4.29m x 3.66m) and 11' x 11' (3.35m x 3.35m) An excellent range of ground and wall cupboards. Beechwood worktops incorporating a butler sink with mixer tap, cupboard under. AEG 5 ring hob with AEG stainless steel canopy over with extractor, set of drawers under, windows to the front and rear, under cupboard lighting, ceramic splashback tiling, further window to the front. AEG microwave and oven, cupboards above and below, double and single display cupboard with glazed leaded lights and internal lighting, coved cornice, halogen down lighting, spice cabinet, two double radiators, ceramic tiled floor, fireplace, space for an American style fridge/freezer.

UTILITY ROOM

12' x 7' 3" (3.66m x 2.21m) Ceramic tiled floor, radiator in an ornate cover, window to the rear, understairs storage cupboard, secondary staircase leads up to the first floor, wall and ground cupboard. Beechwood worktop, space and plumbing for a washing machine, ceramic tiled floor. Access leads through to a LOBBY 6' x 3' 7" with ceramic tiled floor, halogen down lighting, door to outside, window with decorative pattern. Door to a SEPARATE WC with window to the side with obscure glazing, ceramic tiled floor, halogen down lighting, coved cornice, painted panelling to half height, low level wc.

FIRST FLOOR

LANDING

18' x 12' narrowing to 7' 3" (5.49m x 3.66m) Radiator, dado rail, cornice, halogen down lighting, window to the front, staircase leads up to the second floor. INNER LANDING 8' 9" x 4' 8" with cornice, halogen down lighting, dado rail. FURTHER INNER LANDING 12' x 4' 8" and 14' 9" x 3' with dado rail, double radiator, halogen down lighting, windows to the side and rear, picture rail, coved cornice, cupboard with a pre-insulated copper cylinder and immersion heater, a STORAGE ROOM, secondary stairs lead down to the utility room.

BEDROOM 1

15' x 12' (4.57m x 3.66m) Coved cornice, window to the front, double radiator DRESSING ROOM with three built in double wardrobe cupboards, cornice, picture rail, window to the front. SHOWER ROOM with shower cubicle, wash hand basin with mixer tap, low level wc, tubular heated towel rail, shaver point, halogen down lighting, picture rail, coved cornice, window to the front, half tiled walls.

BEDROOM 2

14' 6" x 13' 5" (4.42m x 4.09m) Two windows to the rear, double radiator, open fireplace with fine marble surround and mantle, cast iron inner surround, brass canopy plate, decorative inner tiling. DRESSING ROOM with two double and two single built in wardrobe cupboards, window to the side. SHOWER ROOM with shower cubicle, wash hand basin and low level wc, three quarter height wall tiling, vinyl floor.

BEDROOM 3

16' 6" x 14' (5.03m x 4.27m) Fireplace with fine marble surround and mantle, cast iron inner surround and decorative tiling, shelved cupboard beside, two windows to the front, double radiator, window to the side, two built in double wardrobe cupboards with cupboards over, an archway leads through to a LOBBY 4' x 3' 7" with halogen down lighting, built in linen cupboard. BATHROOM with panelled bath with mixer tap and hand shower, wash hand basin, low level wc, ceramic tiled floor, radiator, window to the side with obscure glazing, halogen down lighting, half tiled splashback areas.

BEDROOM 4

16' 6" x 14' 5" (5.03m x 4.39m) Radiator, two windows to the rear, picture rail, open fireplace with marble surround and mantle, cast iron inner, decorative tiling.

BATHROOM

15' x 12' (4.57m x 3.66m) A freestanding bath with centre mixer taps, halogen down lighting, hatch to a loft, coved cornice, built in cupboards, mirrors, display niches with glass shelves, two wash hand basins set into vanity units with cupboards under, low level wc, shower cubicle. Amtico tiled floor, two windows to the rear, panelled walls to half height, shaver point, two tubular heated towel rails, double radiator.

SECOND FLOOR

LANDING

16' x 7' 5" (4.88m x 2.26m) Window to the front, single bowl single drainer stainless steel sink unit with cupboard under, dado rail, halogen down lighting. Door with access to the TANK ROOM.

BEDROOM 5

18' x 13' (5.49m x 3.96m) Fireplace with cast iron surround and ducks nest grate, window to the rear, radiator, opening to a SECOND ROOM which is presently a sleeping area and measures about 12' 7" x 10' 2". There is a built in wardrobe cupboard, eaves cupboard, radiator, window to the side.

BEDROOM 6

12' 4" x 11' 4" (3.76m x 3.45m) Radiator, window to the rear, fireplace with cast iron surround and ducks nest grate.

BATHROOM

7' x 5' (2.13m x 1.52m) Panelled bath with mixer tap and hand shower, low level wc, wash hand basin with mixer tap, radiator, vinyl floor, ceramic splashback tiling.

OUTSIDE

DOUBLE GARAGE

27' 9" x 16' (8.46m x 4.88m) With light and power and up and over door.

FRONT, SIDE AND REAR GARDEN

Brick pillars and wrought iron gates give access to a large gravelled driveway and parking area. Old fashioned lamp post. There is an area of lawn with flower beds and a range of mature trees, access to the rear from both sides of the property by wrought iron gates leads through to the side and rear garden where there are large areas of lawn, very well stocked flower beds and borders with an array of specimen plants and flowering shrubs, bushes and mature trees. Mature conifers, large pond, outside water taps, external power point. COVERED STORE. The rear garden is south west facing and the total plot extends in all to about THREE QUARTERS OF AN ACRE.