



THE OLD DAIRY, CLENCHES FARM

SEVENOAKS, KENT

Guide Price £1,195,000 Freehold

JACKSON-STOPS 

THE OLD DAIRY

10 CLENCHES FARM, OFF CLENCHES FARM ROAD, SEVENOAKS. KENT
TN13 2NT

EXCEPTIONAL PERIOD BARN CONVERSION COMBINING CHARACTER AND CONTEMPORARY DESIGN, WITH A COURTYARD GARDEN AND GARAGE, LOCATED ON A PRESTIGIOUS PRIVATE ROAD WITHIN THE KIPPINGTON AREA, JUST 0.8 MILES FROM SEVENOAKS TOWN



DESCRIPTION

A Grade II listed semi-detached barn conversion extending to approximately 2,129 sq ft, enviably positioned on a prestigious courtyard development. This exceptional home offers three bedrooms, two bathrooms and striking open-plan living accommodation, with a dramatic gallery double-height entrance hall. Occupying a secluded position within an exclusive private development. The property also benefits from a beautiful courtyard garden, directly accessing the rear of the garage.

This property would particularly suit a professional couple or a downsizing retiree(s).

FEATURES

- Glazed doors open into an impressive double-height entrance hall, where carefully framed sightlines draw the eye through to the courtyard garden beyond.
- The principal reception space extends across the full width of the house, providing generous sitting and dining areas beneath full-height glazing that floods the interior with natural light and opens directly onto the courtyard terrace.
- Adjoining the reception room, the kitchen is beautifully appointed with a range of handcrafted wooden units, granite work surfaces and integrated appliances, including a gas hob, microwave, double ovens and dishwasher. A cloakroom and separate utility room with additional storage and a washing machine are conveniently positioned nearby. A tumble dryer and second fridge freezer are located in the garage.
- On the first floor, a gallery landing leads to the principal bedroom suite, which enjoys a peaceful outlook over the garden and benefits from fitted wardrobes and an ensuite shower room. Two further double bedrooms, both with built-in wardrobes, are served by a well-appointed family bathroom. Additional storage at mezzanine level.



- Outside, the private courtyard garden has been thoughtfully landscaped with detailed paving, box hedging, flowering borders and mature shrubs, creating an attractive setting for both dining and relaxation. A door provides convenient access to the single garage en-bloc, and the property also benefits from an allocated parking space, with additional parking available.

SITUATION

Clenches Farm is a highly sought after private development off Clenches Farm Road in Sevenoaks within the Kippington Estate, with 20mph speed limit, road wardens and access restricted to residents and their visitors. The property is approximately 1.1 miles from Sevenoaks mainline station.

Sevenoaks mainline rail station has fast and frequent services to London Charing Cross/Cannon Street (London Bridge from 24 minutes).

Sevenoaks town centre, easily reached via footpaths (about 0.7 miles) offers a good selection of independent and high street shops, cafes, restaurants, pubs and facilities including the Stag theatre/cinema, library and sports centre.

Golf clubs in Sevenoaks include Wildernesse and Knole Park, as well as Nizels Golf & Health club in Hildenborough. There is cricket at The Vine and several sports clubs in the Hollybush area including rugby, hockey and tennis. Knole Park is under a mile away and offers wonderful countryside walks through its 1000-acre deer park.

The town has an excellent selection of highly regarded schools including the renowned Sevenoaks School and Walthamstow Hall. Preparatory schools include New Beacon, Granville and Sevenoaks Preparatory School. There are the grammar annexes in Sevenoaks and grammar schools in nearby Tonbridge and Tunbridge Wells, easily reached by bus or train.



VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Sevenoaks town centre, head south on the A225. Shortly after you pass the entrance to Knole Park on your left, turn into Oak Lane on the right. Continue on Oak Lane for 0.8 miles, going past Kippington Road and take the next right hand turning into Clenches Farm Road. Clenches Farm entrance is a short distance on the left-hand side and The Old Dairy is directly ahead of you as you enter the development.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains.
- Current Annual Service Charge £1037
- Local Authority: Sevenoaks District Council
- Council Tax band: G (£4,272,05 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

IMPORTANT NOTICE

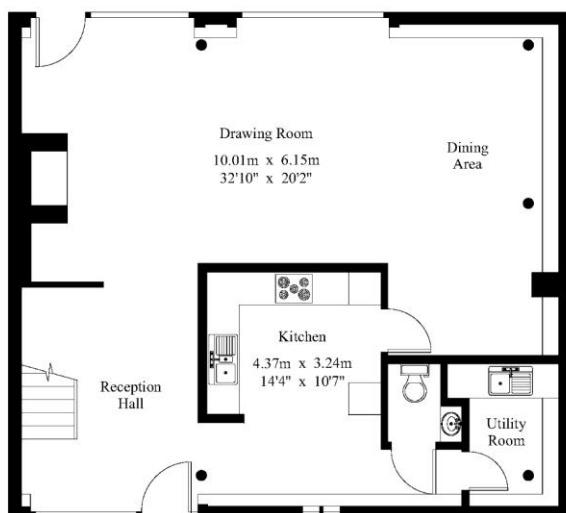
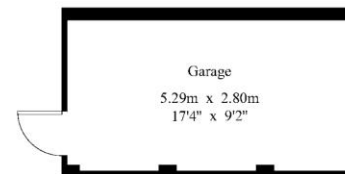
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

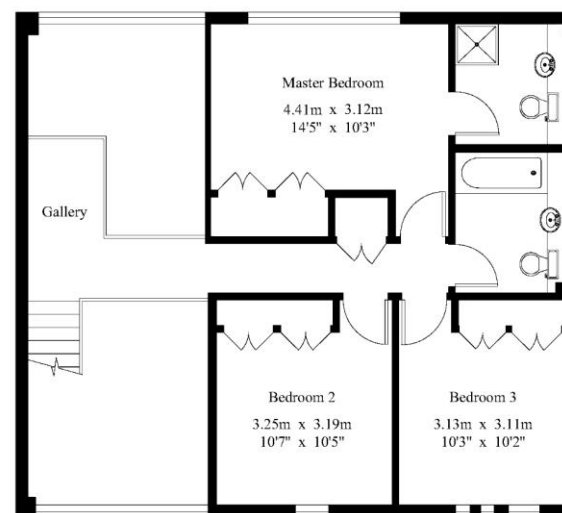


10 Clenches Farm

Gross Internal Area : 180.7 sq.m (1945 sq.ft.)
(Excluding Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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SEVENOAKS

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