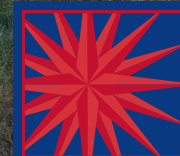




NEBO HOUSE - BARN FOR CONVERSION
SUNDRIDGE NEAR SEVENOAKS, KENT



RH & RW
CLUTTON

**NEBO HOUSE
COOMBE BANK FARM
OVENDEN ROAD
SUNDRIDGE
NR SEVENOAKS
KENT TN14 6AH**

Sundridge 1 mile • Brasted 2 miles • M25 2 miles
Westerham 3 miles • Sevenoaks 4 miles
(all distances approximate)

**A RARE DEVELOPMENT OPPORTUNITY
FOR A COUNTRY PROPERTY**

**Planning consent for a
4,746 sq ft (441 sq m) family home**

Open plan Kitchen, Breakfast & Family Room
3 Reception Rooms • 4 Ensuite Bedrooms
Integral double garage • Further brick barn with concrete yard

The whole site extends to
approximately 1.47 acres (0.59 ha)

Viewings strictly by confirmed appointment only with the
sole agents RH & RW Clutton
Tel : 01342 410122 | agency@rhrwclutton.co.uk



SITUATION

The property lies in an elevated, semi rural location within a small residential community, a working farm and with fine rural views to the east. Sundridge village is approximately 1 mile in distance and has a village shop and two public houses. For a greater range of shopping facilities and recreational amenities, Sevenoaks lies within 4 miles to the east and Westerham 3 miles to the south west. Sevenoaks railway station offers a regular services to London (Charing Cross and Cannon Street) with a journey time of about 30/35 minutes.

The M25 orbital motorway can be accessed within about 2 miles, giving an easy link to Gatwick and Heathrow airports as well as the continental ferry ports and Channel Tunnel.

A range of schooling is available locally including a primary and secondary school with private schools, Radnor House School in Sundridge and Sevenoaks School in Sevenoaks, both within easy reach.



DESCRIPTION

At present comprising an agricultural barn with corrugated asbestos roofing, planning consent has been granted for the conversion to a stunning detached family home.

The current design shows a **porch** opening into a large **reception hall** with a staircase at the end and a part galleried landing above. Doors would lead to a large open plan **kitchen, breakfast and family room** and through to a more formal **dining room**. There would also be a **drawing room** and a **study** and a useful **utility space** together with **two cloakrooms**.

On the first floor includes a **principle bedroom** with a dressing room and ensuite bathroom. There would also be **three other ensuite bedrooms**.

The proposed layout presents a blank canvas to buyers to further enhance or modify to create their ideal living space.

Outside

The consent provides for an integral double garage and a new hardstanding area. There is an extensive garden to be formed on the east side. A smaller detached barn with a concrete bay could be used as stabling with some improvement or as a home office/ ancillary accommodation (subject to all necessary consents).

The whole site extends to approximately 1.47 acres (0.59 ha).

PLAN

The various plans show the site and the proposed conversion and are for information purposes only.

TENURE & POSSESSION

The buildings are offered freehold with vacant possession on completion and will be taken as seen and inspected.

SERVICES

Mains water and electricity are available to be connected. Drainage will need to be to a new private system. There is no gas pipeline nearby.

RIGHTS OF WAY & WAYLEAVES

The property is sold subject to, and with the benefit of all existing rights of way whether public or private, including rights of way, drainage, water and electricity supplies, covenants, restrictions and obligations and all wayleaves whether referred to or not.

Buyers will be required to create a separate access from the northern entry point via Oveny Green Farm. **A public footpath runs through the plot. Further details are available from the Agents.**

FIXTURES & FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale.

TOWN & COUNTRY PLANNING

The property not withstanding any description contained in these particulars is sold subject to any existing Town & Country Planning legislation and to any development plan, resolution or notice which maybe in force and also subject to any statutory provisions or bye-laws without any obligation on the part of the Vendors Agents to specify them.

Planning consent ref: 23/01475/FUL

The current planning consent allows for the conversion of the barn to provide a substantial 4 bedroom family home. Copies of both are available on Sevenoaks District Council's portal online and from the agents website.

Owner occupiers will be exempt from paying the Community Infrastructure Levy (CIL) if the property is occupied by them for atleast 2 years.

HEALTH & SAFETY

The farm buildings do not present a particular hazard, however care must be taken when inspecting.

LOCAL AUTHORITIES

Kent County Council	0300 041 1400
Sevenoaks District Council	01732 459953

COUNCIL TAX & EPC (predictive)

The new house : C
The property will be rated for council tax.

DIRECTIONS (What3words///throw.magic.less)

From Sevenoaks take the A25 westbound towards Westerham and just before the junction with the A21 turn right signposted Chipstead. At the junction in the centre of the village turn left into Chevening Road signposted Chevening. Follow the road over the bridge across the M25 and turn left at Chevening Cross. After a short distance, turn right onto Ovenden Road and the entrance to Coombe Bank Farm will be found on the left shortly after the right hand bend. Continue up the drive, past the Oast House and Nebo House will be seen on the left hand side.

From Westerham take the A25 eastbound towards Sevenoaks. At the traffic lights at Sundridge turn left and follow the road. Cross the M25 and turn left onto Ovenden Road. The entrance to Coombe Bank Farm will be found on the left shortly after the right hand bend. Continue up the drive, past the Oast House and Nebo House will be seen on the left hand side.





NEBO HOUSE, SUNDRIDGE TN14 6AH



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SALE PLAN

20 m
Scale 1:1000 (at A4)



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