

**btf**

Land & Property Experts



**PORTERS FARMHOUSE  
BIRCHIN CROSS ROAD · KNATT'S VALLEY · SEVENOAKS · KENT TN15 6XH**

# PORTERS FARMHOUSE BIRCHIN CROSS ROAD KNATT'S VALLEY SEVENOAKS KENT TN15 6XH

Otford	-	2 miles
Shoreham	-	3 miles
Sevenoaks	-	6 miles
Orpington	-	10 miles

**A comfortable detached Grade II listed, five-bedroom farmhouse. Full of character with light and airy rooms. A good sized garden and easy access to local amenities and transport links.**

- A detached five-bedroom farmhouse in a rural location
- Gardens surrounding the house
- Off road parking for several vehicles
- Accessible yet rural location
- Close proximity to the Heather Corrie Vale Nature Reserve
- In all approximately 0.16 acres

**GUIDE PRICE: - £895,000**

**VIEWING:** - Strictly by appointment via the sole agents:

**BTF Partnership, Clockhouse Barn  
Canterbury Road, Challock, Ashford  
Kent TN25 4BJ**

**01233 740077 – richard.thomas@btfpartnership.co.uk**

## LOCATION

Porters Farmhouse is situated 3 miles to the east of Shoreham which is able to provide a small range of facilities and amenities and a good community atmosphere. Otford in the Darent Valley is only 2 miles away and can offer a more comprehensive range of facilities and amenities along with schooling, national rail links to London in approximately 40 minutes and links to the national road network via the M26 and M20.

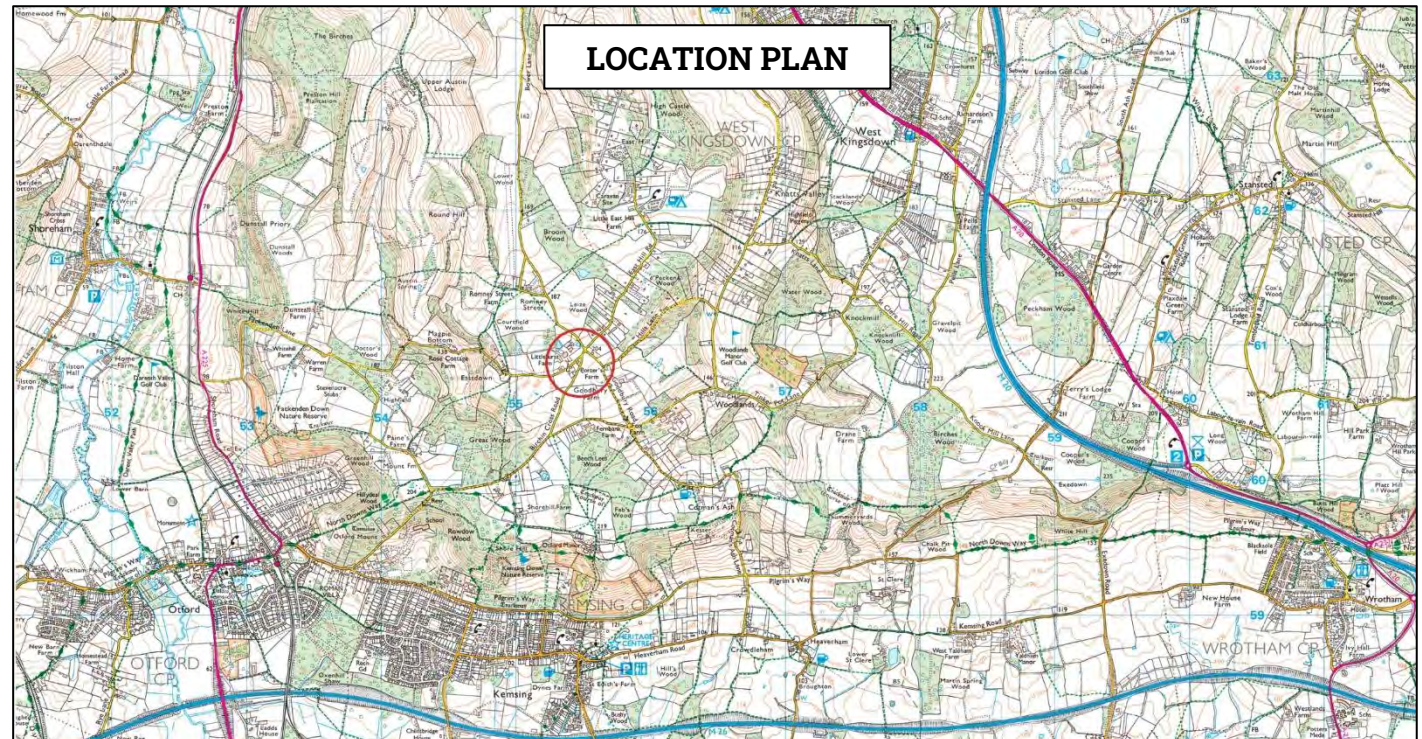
Please see the Location Plan below which shows the location of the property in relation to the surrounding towns and villages.

## DIRECTIONS

From Otford high street continue east on the A225 before turning right just after Otford train station onto the Pilgrims Way. After 500 meters turn left onto Rowdon Lane, keeping right at the fork after half a mile onto Birchin Cross Road. Follow this road for approximately a mile and Porters Farmhouse will be on your left just before reaching the crossroads.

## WHAT 3 WORDS

///unable.orange.booth





## GENERAL DESCRIPTION

Porters Farmhouse is situated in the rural parish of Otford with good accessibility to the national transport links. It comprises a Grade II listed farmhouse first thought to have been built in the 17<sup>th</sup> century with a later Victorian addition to the front of the house. The former redundant agricultural barns to the south west of the Farmhouse have been redeveloped into high specification dwellings, providing a community feel. The farmhouse is of timber, flint and brick construction with parts rendered under pitched hipped part clay and slate tiled roofs. The internal accommodation of the farmhouse comprises the following: -

Front Door opens to **Entrance Hall**, with doors off to the **Sitting Room** with wood burner, **Dining Room** with wood burner, **Family Room** with door to **Downstairs Cloakroom** with shower, w/c, and wash hand basin. A further door from the Entrance Hall leads to the **Kitchen/Breakfast Room** with door to **Boot Room** with historic bread oven. Stairs from the Boot Room lead down to the **Cellar**.

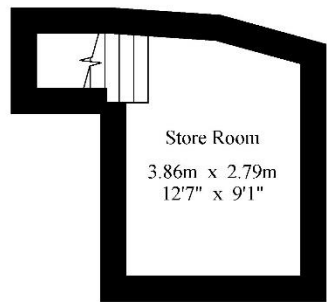
Stairs from the Entrance Hall lead up to the **First Floor Landing** in the older part of the house with doors to **Bedroom 1** (double) and **Bedroom 2** (double). **Family Bathroom** with bath, shower, w/c and wash basin. Also off the First Floor Landing is **Bedroom 3** (double), **Bedroom 4** (double) with open fireplace and **Bedroom 5** (single). Detailed Floor Plans can be found overleaf with the total gross internal area amounting to 2,754sqft.

## Outside

There are lawned and bedded **Gardens** to the front, sides and rear, along with off-road parking for several vehicles. Please see the Boundary Plan overleaf for further information on the area that is being offered for sale which extends to 0.16 acres.



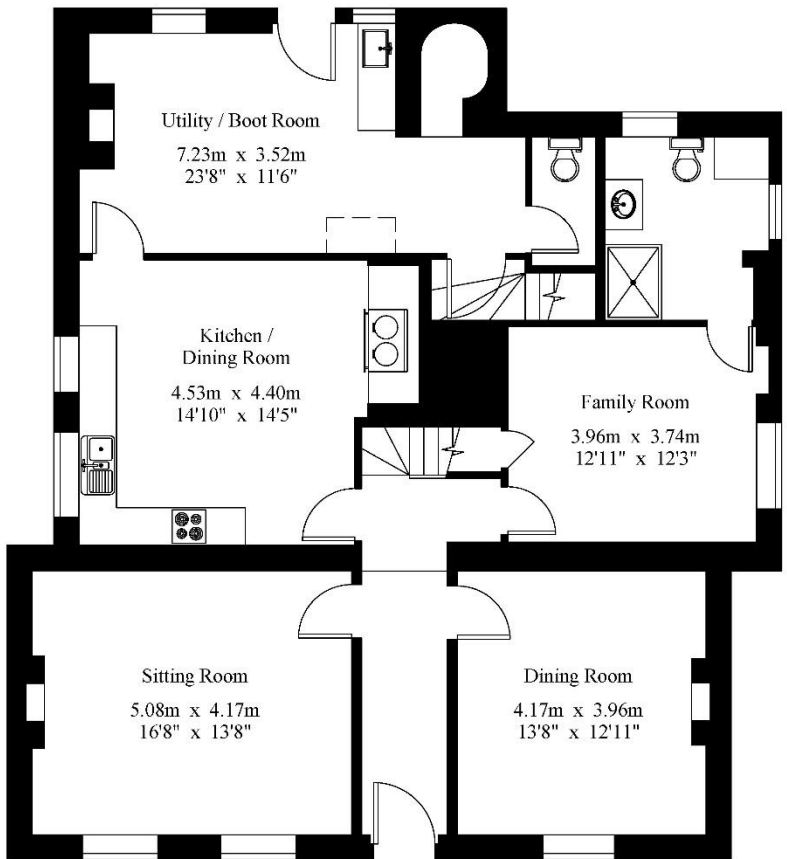
MASTER BEDROOM



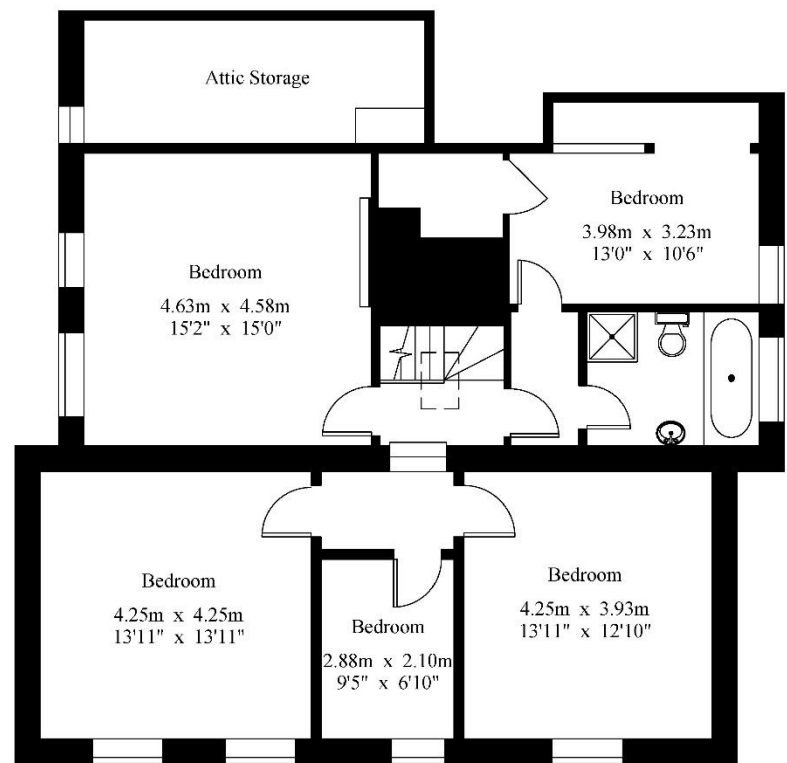
Cellar

**FLOOR PLANS**

Gross Internal Area : 255.9 sq.m (2754 sq.ft.)



Ground Floor



First Floor

**Not to Scale**

For Identification Purposes Only.  
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**BOUNDARY PLAN**



**NOT TO SCALE**



## SERVICES

Porters Farmhouse is connected to mains water, mains electricity and has oil fired central heating. The drainage is to a private treatment system. **Please Note:** None of these services have been checked or tested and it is our understanding a new drainage system may be required. Any offer made must therefore take this into account.

## ACCESS

Access is directly from East Hill Road which we assume is a publicly adopted and maintained by Kent County Council. **Please Note:** A highways search has been undertaken and is available from the selling agents upon request.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole. The vendor reserves the right to take the property to informal tender, formal tender or auction at a later date if required.

## COUNCIL TAX

Band – G

## EPC RATING

EPC- F - A copy of the Energy Performance Certificate is available from the selling agents on request.

## PLANS

The plans provided are for identification purposes only and purchasers should satisfy themselves on the location of external or internal boundaries prior to offering.

## PHOTOGRAPHS

The photographs within this brochure were taken in April 2024.

## LOCAL AUTHORITY

**Sevenoaks District Council**, Council Offices, Argyle Road, Sevenoaks, TN13 1HG

**Kent County Council**, Invicta House, County Hall, Maidstone, Kent ME14 1XQ

## ACREAGES

The acreages quoted are for guidance purposes only and are given without responsibility. Any intending purchasers should not rely upon these as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the area being sold.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water, and electricity supplies or other rights, covenants, restrictions, and obligations, quasi-easements and all wayleaves whether referred to or not within these particulars. Our searches indicate that there are no public rights of way across the property.

## PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all Purchasers. BTF employs the services of Thirdfort to verify the identity and residence of Purchasers.

## AGENT'S NOTE

We wish to inform prospective purchasers that we have prepared these particulars as a general guide and none of the statements contained in these particulars relating to this property should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances or any fittings.

## VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings whether accompanied or not. Viewings are strictly by appointment only with the Vendors sole agent. If you would like to view, please contact Millie Palmer-Pilc on the contact details below.

## BTF Partnership

**Clockhouse Barn, Canterbury Road**

**Challock, Ashford, Kent TN25 4BJ**

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**Email: [Richard.thomas@btfpartnership.co.uk](mailto:Richard.thomas@btfpartnership.co.uk)**

**[millie.palmerpilc@btfpartnership.co.uk](mailto:millie.palmerpilc@btfpartnership.co.uk)**

**Reference: RPT/MPP/R1851.1**

## GUIDE PRICE

**£895,000**





Porters Farm



Land and Property Experts

[www.btfpartnership.co.uk](http://www.btfpartnership.co.uk)

Clockhouse Barn Canterbury Road Challock Ashford Kent TN25

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