



Waverley  
The Street | Horton Kirby | DA4 9BY

FINE & COUNTRY

# WAVERLEY

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*Nestled on the banks of the River Darent and surrounded by beautiful Kent countryside is Horton Kirby, a delightful yet very conveniently located village.*







Set in this quiet Kentish village within the original grounds of Kirby Hall Manor sits this substantial four bedroom detached house with two bedroom bungalow annexe. Nestled in gardens of 2,5 acres backing onto open countryside. The main house offers flexible family accommodation, a spacious hallway leads to lounge with open fireplace along with spacious dining room both of which open onto secluded part walled garden. The real hub of the home is the kitchen/family room which leads to practical boot/utility room and gardener's wc, a study and toy room and further wc complete the ground floor.

A hand carved oak staircase leads to the first floor the master suite affords en-suite bathroom and dressing room which opens to further room currently used as a gym but would make an ideal nursery or offers the possibility to reconfigure to create an even more imposing master suite. The three other bedrooms all provide en-suite bath/shower rooms with laundry room to the first floor. The annexe is by no means a poor relation of the main house and offers spacious lounge with kitchen/dining room, two double bedrooms and bathroom/wc.

The property is approached via the original walled entrance of the manor house with long driveway providing ample parking leading to garage court with two substantial garages/workshops and games room/office. The established gardens are principally laid to lawn with well stocked beds and borders and specimen trees. There is court yard patio with ornamental pond and fountain. The gardens offer delightful areas throughout ideal for alfresco entertaining whiling away summer days whilst the children start creating their next adventure in the tree house.





# Seller Insight

“Waverley is a large and immaculately presented family home that enjoys a superb position within this sought after village and boasts around two-and-a-half acres of lovely grounds. “I must admit, our wish list when searching for a new home sixteen years ago was quite extensive,” says Chris. “We wanted a house with a nice bit of land in a village location, but close to the motorway networks, and we also wanted to have the potential to extend the property to provide extra accommodation for the in-laws, and Waverley ticked all the boxes.”

“Soon after purchasing the property we employed the services of a local architect to design the very spacious two-bed annex, and once that was complete we moved into it while the main house was being knocked into shape. It took some time but the result is fabulous. Whereas the original house was quite small, the newly enhanced property has four good size en-suite bedrooms, a lovely open-plan kitchen and dining room, a study and two further generously proportioned reception rooms. The layout now works extremely well, so it’s a very comfortable family home and one that’s also lovely to entertain in.”

“Each of the main living spaces has French doors that open out onto the garden, so there’s a really good connection between inside and out,” continues Chris, “and beyond those doors is a large patio terrace that spans the entire length of the house. The rest of the quite substantial grounds are mainly laid to lawn and bordered by a small copse and open farmland. It’s amazing really because within the house and grounds you feel as if you’re deep in the countryside and yet I can be in central London in next to no time. It’s ideal.”

“The annex is a self contained bungalow attached to the main house,” says Chris. “It was beautifully designed by a local architectural practice and incorporates two bedrooms, a kitchen/diner, a lounge and a good size bathroom.”

“The village is a lovely place and to top it all the pub is just a short stroll away,” says Chris. “The motorway is only around a five minute drive from here, which was ideal when I was commuting into London, however crucially it doesn’t impact on the peace and tranquility of our surroundings. It’s definitely a location that offers the best of both worlds.”

“The Summer parties we occasionally had on the Upper Meadow with bouncy castles for the children and friends wandering around the gardens or drinking wine under the grapevine”

“It’s the space both inside and out, and the location that I’ll miss most when we leave,” says Chris. “I can step outside and see nothing but trees and hear nothing but birdsong, and yet everything I could possibly want or need is within easy reach; in my mind it’s ideal.”\*











“I’d say that the large kitchen/diner is the most lived in part of the house,” says Chris. “It’s spacious enough for an eight-seater dining table, a couple of sofas and a large TV, so we can all be together as a family without feeling on top of one another.”





## LOCATION

Horton Kirby is a village in the civil parish of Horton Kirby and South Darenth in the Sevenoaks District of Kent. The village is located on the right bank of the River Darent, south of Dartford. Its church is dedicated to St Mary. The nearest railway station is at Farningham Road. The A225 road between Dartford and Sevenoaks passes to the west of the village. The village nestles in the Darenth Valley a few miles from Dartford. Road links from the area give access to A2/M2, A20/M20, M25 and Dartford Tunnel as well as Ebbsfleet International station, airports, the coast and Channel Tunnel.

## DIRECTIONS

From Fine & Country North Kent proceed up Ash Road, take the second turning right onto Castle Hill, turn left at the bottom onto Valley Road, follow this road along taking the second turning right into Speedgate Hill proceeding straight across the crossroads into Mussenden Lane, continue onto Rays Hill which leads onto The Street where the entrance to Kirby Hall is along on the right hand side. Follow the driveway to the left which leads through a gated entrance leading to the property.

## TRANSPORT INFORMATION

Farningham Road Railway Station: 1.7 miles

Eynsford Railway Station: 4 miles

Swanley Railway Station: 5.1 miles

All distances are approximate and calculated as the crow flies. For information regarding travel please visit:- [www.kent.gov.uk/roads\\_and\\_transport/getting\\_around.aspx](http://www.kent.gov.uk/roads_and_transport/getting_around.aspx)

## LOCAL SCHOOLS

Primary Schools:

Horton Kirby Primary School: 0.3 miles

Sutton at Hone Primary School: 2.2 miles

Anthony Roper School: 3 miles

Fawkham Primary School: 3.2 miles

Hartley Primary School: 4.4 miles

Secondary Schools:

Longfield Academy: 4.6 miles

Hextable School: 4.7 miles

Swanley School: 4.9 miles

Wilmington Boys Grammar: 5.1 miles

Wilmington Academy: 5.2 miles

Wilmington Girls Grammar: 5.4 miles

Dartford Girls Grammar: 6.3 miles

Dartford Boys Grammar: 7.9 miles

Independent Schools:

Steepphill School: 3.7 miles

St Michael's Otford: 9 miles

Birtley House: 10 miles

Cobham Hall: 12.4 miles

Sevenoaks School: 14.3 miles

Gads Hill: 15.2 miles

St Andrews Rochester: 17.9 miles

Kings Rochester: 18 miles

Tonbridge School: 21.4 miles

Information sourced from [www.goodschoolsguide.co.uk/school-search](http://www.goodschoolsguide.co.uk/school-search)  
Please check with the local authority as to catchment areas and intake criteria.





#### GOLF CLUBS

Redlibbets Golf Club: 4.5 miles

London Golf Club: 6.9 miles

#### HEALTH CLUB

Brands Hatch Place: 3.7 miles

David Lloyds Dartford: 5.4 miles

#### USEFUL INFORMATION

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk) and the following websites for more helpful information about the property and local area before proceeding.

Some information in these details is taken from third party sources. Should any of the information be critical in your decision making, then please contact Fine & Country North Kent for verification.

#### USEFUL LINKS

[www.tfl.gov.uk](http://www.tfl.gov.uk)

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)

[www.tkradon.org.uk](http://www.tkradon.org.uk)

[www.fensa.org.uk](http://www.fensa.org.uk)

<http://list.english-heritage.org.uk>

#### COUNCIL TAX

We are informed this house is in council tax band G, and the Annexe band B, you should verify this with Sevenoaks District Council on 01732 227000.

#### TENURE

The vendor advises us that this property is Freehold. Should you proceed with the purchase of the property your solicitor must verify these details

#### APPLIANCES/SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order.

#### MEASUREMENTS

All measurements are approximate and therefore may be subject to a small margin of error.

#### OPENING HOURS

Monday to Friday 9.00 am – 6.30 pm

Saturday 9.00 am – 6.00 pm

Sunday 10.00 am – 4.00 pm

#### VIEWING

Via Fine & Country North Kent 01474 700009

#### REF

HA/SD/JT/170519 - 4273716/D1



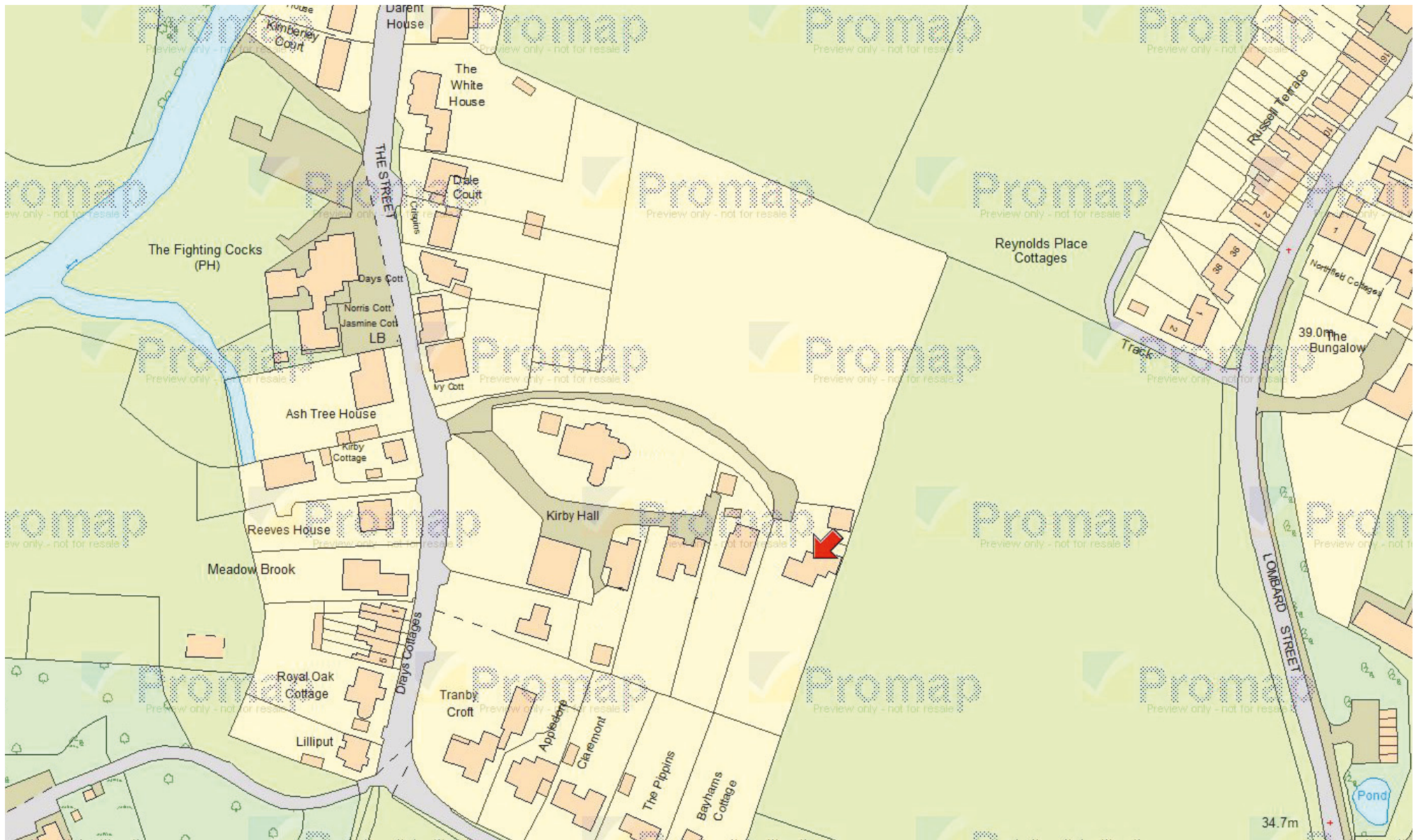




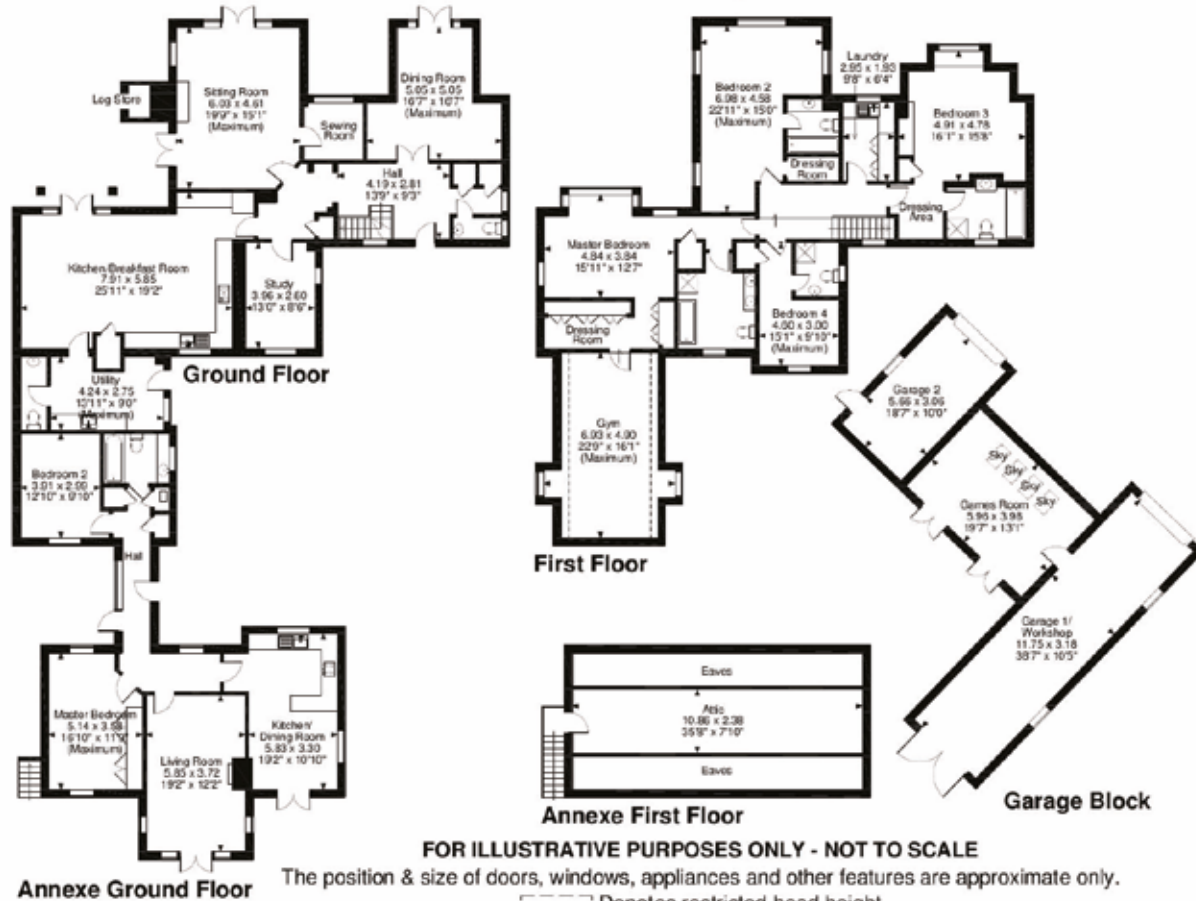
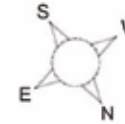




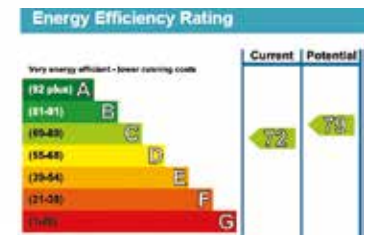




**Waverly, The Street, Horton Kirby**  
**Approximate Gross Internal Area**  
**Main House = 3298 Sq Ft/307 Sq M**  
**Garage Block = 870 Sq Ft/81 Sq M**  
**Annexe = 1273 Sq Ft/118 Sq M**  
**Total = 5441 Sq Ft/506 Sq M**  
**Quoted Area Excludes 'External Log Store'**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. \* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent. Printed 28.06.2017





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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