





1 MORANTS COURT ROAD, DUNTON GREEN,  
SEVENOAKS, KENT, TN14 6HD

OFFERS IN EXCESS OF £1,250,000

- Grade II listed major portion (attached) of this handsome manor house dating back to the 15th Century
- Formal gardens and grounds spanning nearly 4 acres including a 2 acre pony paddock
- Spacious entrance hall and inner hallway with a grand double width staircase
- Spacious sitting room with full-height sash windows and huge inglenook style fireplace
  - Bay Fronted Dining Room and Music Room
  - Contemporary kitchen-breakfast room
- Beamed and vaulted principal bedroom with mezzanine study, dressing room and twin room bathroom
  - 3 Further bedrooms and family bathroom
  - Extensive cellarage, utility room and cloakroom
- Excellent schools within 10 minutes and just 7 minutes by car to Sevenoaks station with trains to London Bridge from 24 minutes









## ABOUT THIS HOME

Tucked away down a long private driveway, surrounded by picturesque fields and grazing horses, No. 1 Morants Court stands as a truly exceptional residence. This magnificent Grade II listed property, dating back to the 15th Century, offers a major portion of the house and is accompanied by formal gardens and grounds spanning nearly 4 acres. The extensive grounds include a 2-acre paddock, perfect for housing horses, ponies, or other livestock such as alpacas.

Step inside through the entrance hall, one of the oldest parts of the house, and discover an inner hallway adorned with a magnificent double width staircase leading up to a wrap-around galleried landing with captivating arches. The ground floor boasts a delightful sitting room with full-length sash windows, an impressive inglenook-style fireplace, and a convenient walk-in drinks room. Additional highlights include a charming dining room, a music room, and a contemporary kitchen-breakfast room that offers a window seat perfectly positioned to admire the views of the front paddock. Completing this level is a utility room, cloakroom, and WC. Upstairs, four generously proportioned bedrooms await, along with a family bathroom. The stunning principal bedroom features a beamed and vaulted ceiling, a mezzanine study, an adjacent dressing room, and a modern double roomed bathroom with a luxurious jacuzzi bath. The property also benefits from extensive cellarage, which could be converted into a games room or cinema room, subject to the necessary permissions.

Outside, a double bay detached garage and private driveway provide parking for numerous vehicles. The grounds encompass a charming side vegetable garden and a southerly facing rear garden bordered by mature trees, offering a tranquil ambiance. A spacious patio area completes the outdoor space, perfect for relaxation and entertainment. This exceptional property seamlessly combines historical charm, stunning views, and expansive grounds in a rarely found package





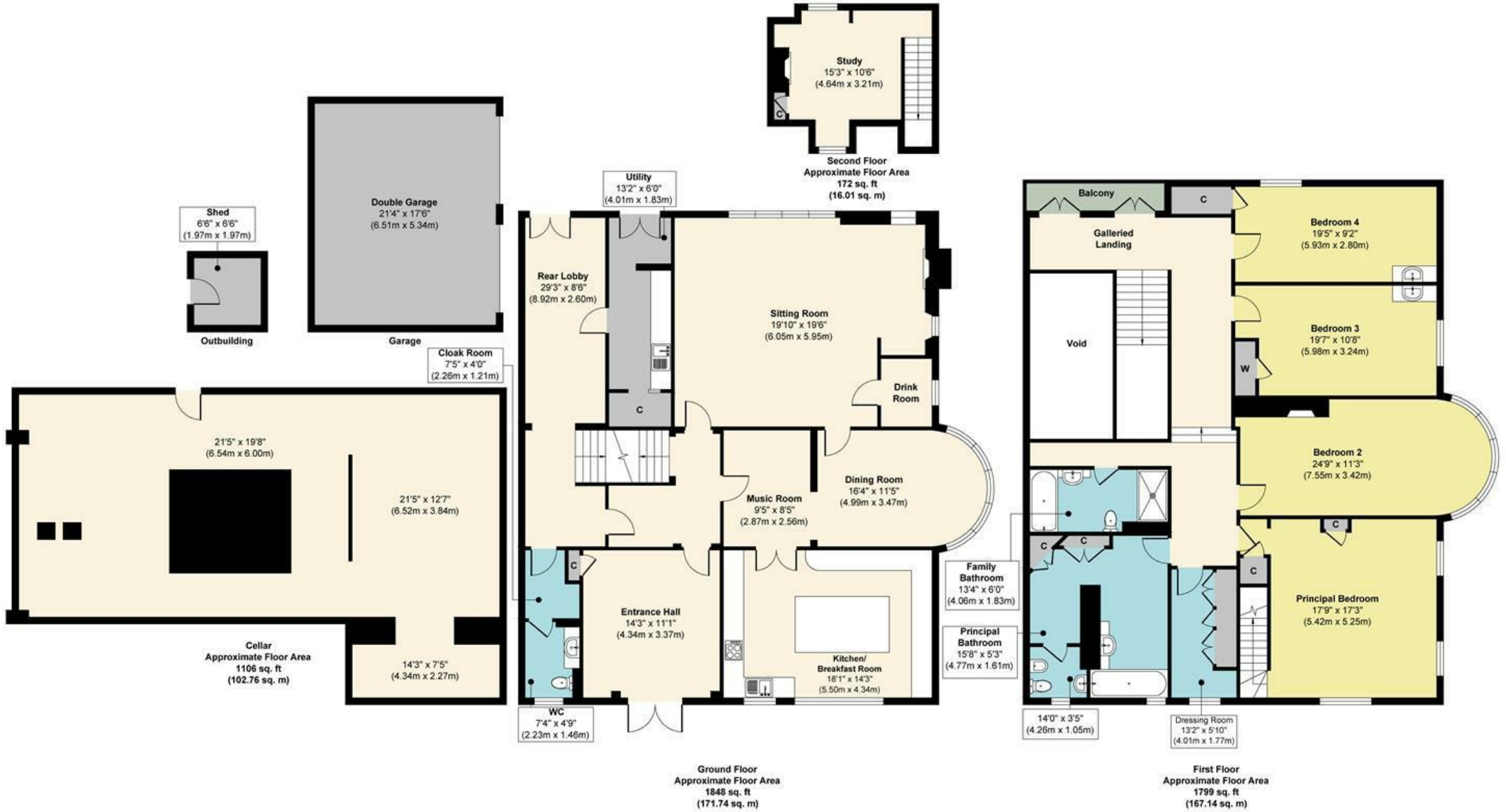
## OWNERS COMMENTS

When we first viewed the house prior to buying it, we fell in love with the character of the home and the gardens. After 25 happy years, our children have moved on and we have now decided to progress to the next chapter of our life and downsize. We will be very sorry to leave this home and its beautiful surroundings, but it is time for another owner to make very happy memories.





# 1 Morants Court, Chevening



**Approx. Gross Internal Floor Area 4925 sq. ft / 457.65 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

## ABOUT THE AREA

Nestled at the base of the scenic North Downs, this property enjoys a prime location at the end of a long private driveway within the Area of Outstanding Natural Beauty. It is conveniently positioned between the villages of Chevening and Dunton Green, and within a short 7-minute drive (2.6 miles), of the bustling town of Sevenoaks, renowned for its charming cafes, diverse restaurants, and unique independent shops. Commuting to London is a breeze with Sevenoaks station offering direct trains to London Bridge and Charing Cross, providing quick access to the city in just 24 and 33 minutes respectively. Another option via train is Orpington Train Station, just a 15 minute drive away and offering trains to a good selection of mainline London stations in as little as 25 minutes.

Nature enthusiasts and outdoor lovers will delight in the proximity to Knole Park, a magnificent 1,000-acre medieval deer park and golf course, just a short 12-minute drive away. The park offers ample opportunities for leisurely walks, wildlife spotting, and enjoying the scenic surroundings. For the shoppers, Bluewater Shopping Centre is only a 22 minutes drive away whilst Lakeside Shopping Centre is a few minutes further through the Dartford crossing.

Families will appreciate the excellent educational options available in the area. Dunton Green primary school, rated "Good" by Ofsted, is conveniently located a mere 3 minutes away. Moreover, within a 10-minute drive, there is a wide selection of highly regarded independent, state, and grammar schools, including Radnor House, Granville School, and Walthamstow Hall, ensuring that quality education is within easy reach.

With its idyllic setting, convenient proximity to amenities, excellent transportation links, and a plethora of educational choices, this area offers a desirable lifestyle for discerning residents seeking both natural beauty and urban conveniences.





# ABOUT US

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# CONTACT US

**John-Paul Rafferty** FNAEA MARLA Assoc RICS  
john@raffertyandpickard.co.uk

**Paul Pickard** MNAEA  
paul@raffertyandpickard.co.uk

Lime Tree House  
15 Lime Tree Walk  
Sevenoaks  
TN13 1YH

**T:** 01732 905499  
**E:** homes@raffertyandpickard.co.uk  
**W:** raffertyandpickard.co.uk

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