



MELSETTER | WOODLAND RISE, SEVENOAKS TN15

AUCOOT







# MELSETTER | WOODLAND RISE, SEVENOAKS TN15

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## GUIDE PRICE

£8,750,000

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- Detached family home
- Fully curated by NW3 Interiors
- Exceptional design detail
- Private road
- Five bedroom suites
- Four reception rooms
- Separate annex
- Home cinema
- Heated swimming pool
- Tennis court
- South facing grounds

## DESCRIPTION

Set within two acres, Melsetter has undergone a meticulous, back-to-brick reconstruction that reimagines its original charm through a contemporary lens. This expansive home includes five bedrooms, an in-house cinema, a pool, pool house, and tennis courts. Every detail has been thoughtfully considered with exceptional materials, resulting in a remarkable home that retains its original character despite extensive rebuilding.

Melsetter is accessed via a private, gated road and its own gated entrance, leading to a sweeping driveway past a landscaped front garden and pond. Inside, the double-height entrance hall features a porcelain petal chandelier and a handcrafted staircase with bronze spindles and a hand-polished monkey tail bannister. Arches are integrated throughout the interior to create a soft, continuous flow.

The formal lounge has ceiling panelling, Crittal doors, and a self-playing grand piano. The snug is designed for comfort, with soft carpet, a fabric light fixture, a large sofa, and a discreet TV above the fireplace. A shared gas fireplace links it to the office, which features bespoke desks, warm wood, and horn handle detailing. Functional areas such as the cloakroom with a bronze antique mirror, a limewashed guest WC, and a green-painted bootroom highlight the attention to detail.

The kitchen includes long porcelain floor tiles, a split-level island, and a mix of Caeserstone, wood, and marble materials. A downdraft extractor enables a statement

light fixture above the island, while an illuminated marble wall adds drama. Adjacent, the sitting area is lit by a skylight, and the main dining room—marked by a change in flooring—features a long, custom table for 12 and light-reflective detailing.

The principal suite, reached through double doors, has his and her walk-in wardrobes, a bespoke headboard with integrated lighting, floating bedside tables, and hand-painted, hand-embroidered silk wallpaper. The en-suite uses treated wood, dimmable lighting, hidden storage, a doorless shower with frosted glass, and large porcelain tiles.

A second en-suite sits beside the principal suite. Two more bedrooms are on the second floor, with a fifth in the annexe. Guest rooms blend hotel-level comfort with homely warmth.

Melsetter's defining feature is its complete reconstruction—aside from the front frame, it's entirely rebuilt, balancing modern design with respect for its heritage. Outdoor features include a swimming pool, pool house, and tennis court, all enhanced by detailed paving, exterior panelling, and landscaping.

The attached annexe offers a bedroom suite above, while a second, fully self-contained annexe with a separate driveway houses the gym and provides additional independent accommodation. An in-house cinema completes this comprehensive home.

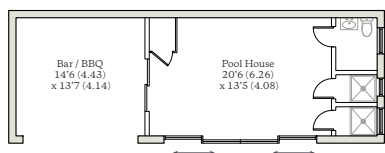




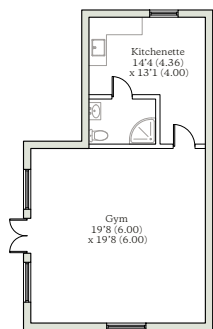




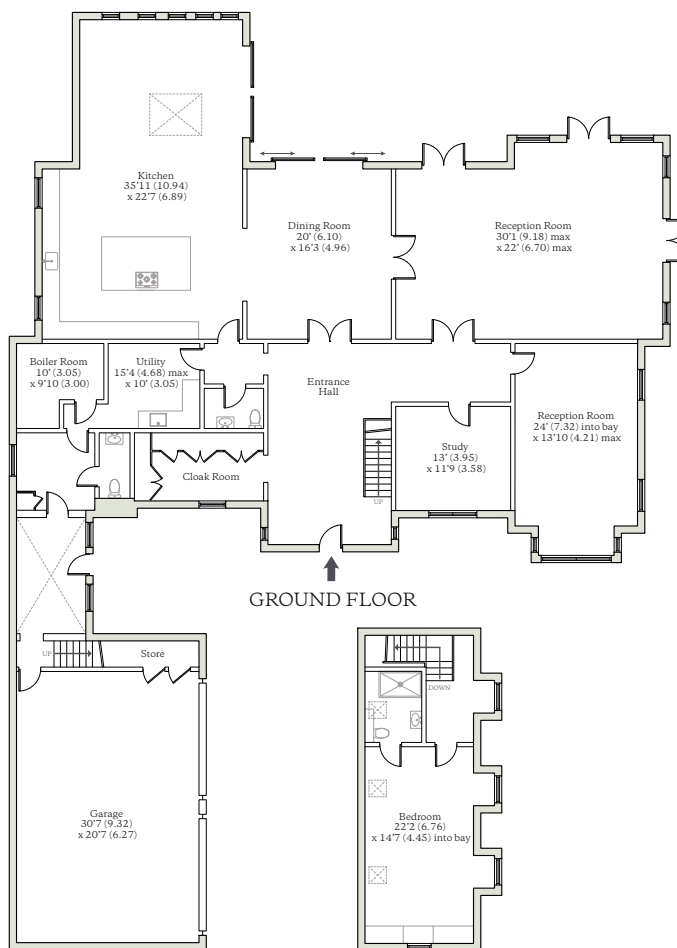




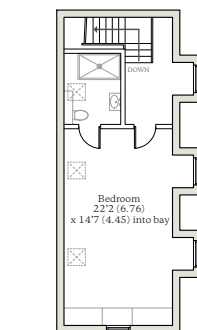
OUTBUILDING 2



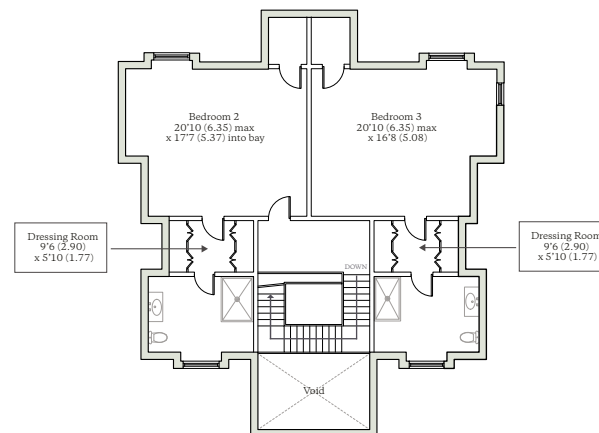
OUTBUILDING 1



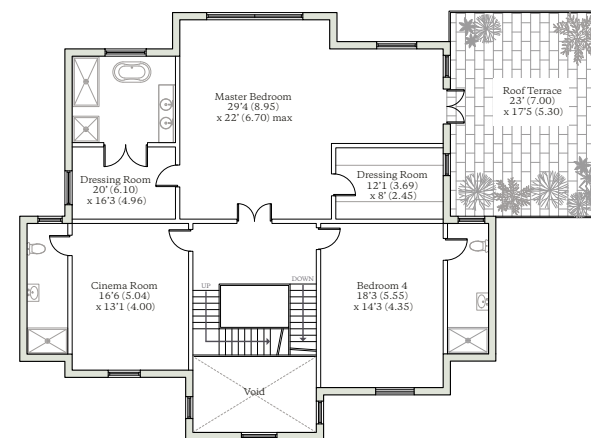
GROUND FLOOR



GARAGE - FIRST FLOOR



SECOND FLOOR



FIRST FLOOR

## MELSETTER

Approximate Area = 6234 sq ft / 579.1 sq m (excluding void), Garage = 1151 sq ft / 106.9 sq m,

Outbuildings = 1124 sq ft / 104.4 sq m, Total Area = 8509 sq ft / 790.4 sq m

For identification only - Not to scale

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