



Beechwood, Wildernesse Avenue, Sevenoaks, Kent





A spacious family home with **delightful gardens** in the exclusive Wildernesse Estate, in a prime Sevenoaks location.

Summary of accommodation

Entrance hall | Drawing room | Sitting room | Dining room | Orangery | Kitchen/breakfast room | Utility room | Downstairs WC
Downstairs wet room with walk-in shower

Principal bedroom suite with en suite bathroom | Two further bedroom suites with en suite bathroom and dressing rooms
Three further bedrooms | Family bathroom

Detached one bedroom annexe with kitchen and bathroom

Exquisite gardens with mature trees and borders

Triple garage | Games room

Approximate Gross Internal Floor Area
House (Including Garage): 5947 sq ft
Games Room: 191 sq ft

In all approximately 1.33 acres

Distances

Sevenoaks 2.7 miles (27 minutes to London Bridge), Gatwick Airport 25 miles, Central London 35 miles
(All distances and times are approximate)



Knight Frank Sevenoaks
113-117 High Street
Sevenoaks
TN13 1UP
knightfrank.co.uk

James Storey
01732 744477
james.storey@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Edward Rook
020 7861 5115
edward.rook@knightfrank.com

Charlotte Hall
020 3866 7826
charlotte.hall@knightfrank.com



Situation

Beechwood is well located in a sought-after private road within the exclusive Wildernesse Estate.

Shopping: Sevenoaks (1.7 miles), Tunbridge Wells and Bluewater shopping centre.

Trains: Sevenoaks (2.1 miles) to Cannon Street/Charing Cross (36 mins).

Schools: Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House School in Sundridge.

Grammar Schools: Weald of Kent Girls, Tonbridge Girls and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.

Primary Schools: Sevenoaks and Seal.

Golf: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre.

Sports: Cricket and Rugby in the Vine area of Sevenoaks.

Motorways: The M25 can be accessed at the Chevening interchange which is about 4 miles away linking to other motorway networks and Gatwick and Heathrow Airports.





The property

Beechwood is set back from Wildernesse Avenue in a lovely private position, being surrounded by its own gardens and grounds. The house is believed to date from the late 1920s with Baillie Scott origins with later extensions and an attractive cream rendered façade. The house has been remodelled, refurbished and modernised to a high standard by the current owners for 21st century living.

The house provides generously proportioned accommodation which is well presented and offers versatile family living with large open plan spaces. The accommodation extends to over 5,900 sq ft arranged over two floors, the space is well balanced between formal and informal living. The principal reception rooms comprise dining room, sitting room, drawing room and triple aspect Orangery which seamlessly links the house to the gardens and grounds. The expansive bespoke kitchen is well equipped with a central work island, and fitted appliances. Accessed off the kitchen is the utility room and a fully equipped downstairs wet room. There is also a downstairs WC, which is accessed off the main entrance hall.

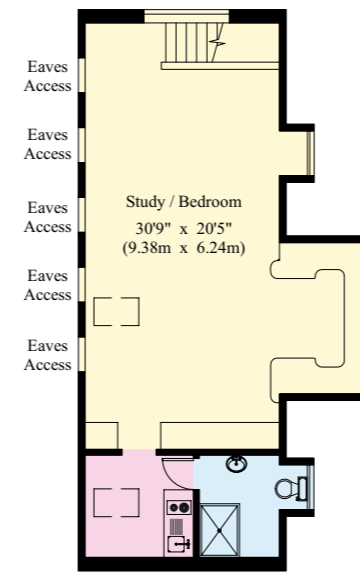
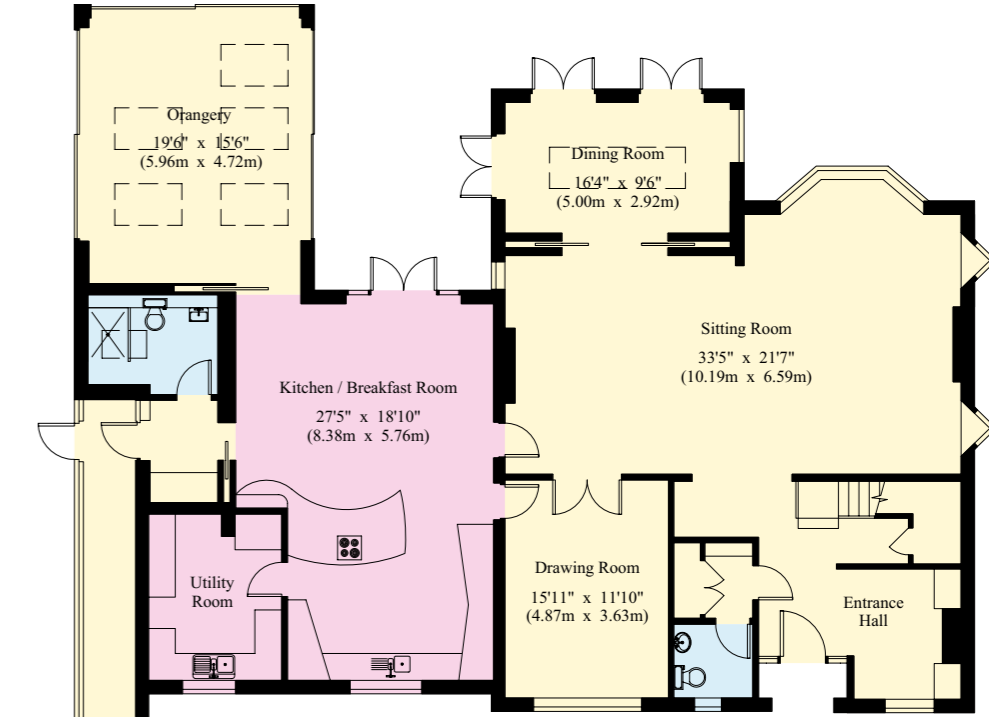
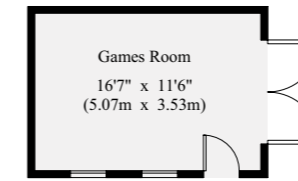
The first floor has excellent bedroom accommodation comprising a generous principal bedroom suite with a large bay window that enjoys views over the gardens and an en suite bathroom. There are two further bedroom suites with dressing rooms and en suite bathrooms, three further bedrooms, all of a consistently good size, and a family bathroom. All of the rooms have good proportions, and are light and bright and have interesting period features including original fireplaces.

Situated next to the main house is attractive annexe. With a cream rendered façade the annexe is similar in style to the main house. The building extends over two floors (including a triple garage) with a kitchen, bedroom and a bathroom. The annexe is ideal secondary accommodation for staying guests or staff.

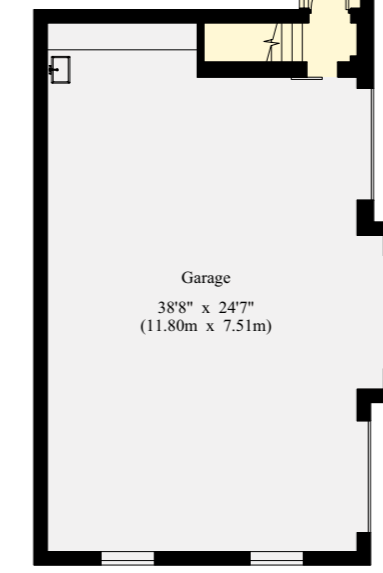
Approximate Gross Internal Floor Area
House (including garage): 552.5 sq m (5947 sq ft)
Games Room: 17.8 sq m (191 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

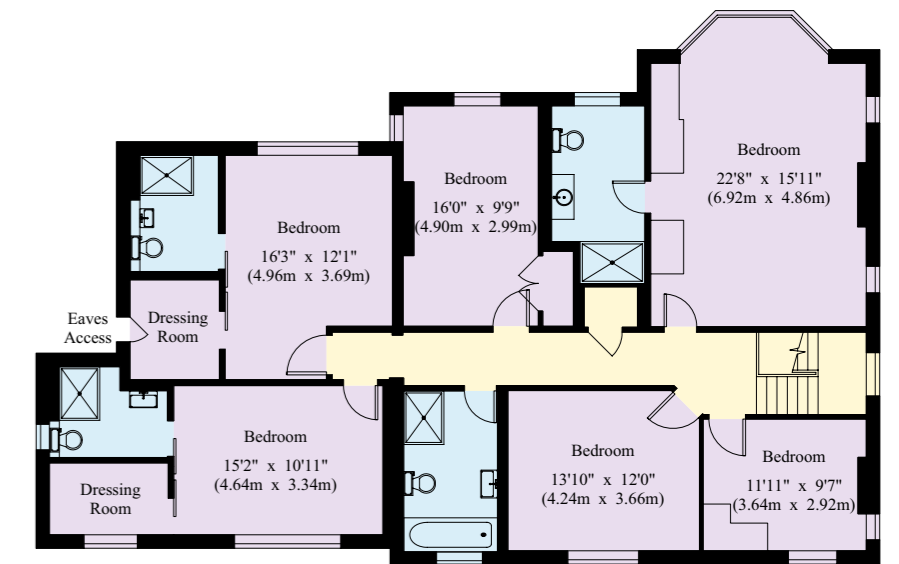
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Ground Floor



First Floor



Gardens and grounds

The extremely private gardens and grounds are an important feature of Beechwood. The property enjoys a well-maintained garden with many specimen trees, shrub and flower beds. Wrapping around the property and extending to approximately 1.33 acres the garden has so much usable lawn area and connects to the house very well. The garden has a paved terrace area at the rear of the property, providing an excellent setting for al fresco dining and backdrop to the house.

Approached from a gated driveway Beechwood has ample parking for a number of cars, as well as a triple garage block.

Services

Mains gas, electricity and water. Private drainage.

Directions

Postcode: TN15 0ED

Viewings

All viewings to be arranged strictly by appointment via Knight Frank.

Property information

Tenure: Freehold

Local Authority: Sevenoaks District Council: 01732 227000

Council Tax: Band H

EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated June 2024.

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