

# Wilder House, Seal Hollow Road, Sevenoaks, Kent

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# A substantial family home situated on the exclusive Wilderness Estate, Sevenoaks.

## Situation

Wilder House is set back from Seal Hollow Road in a remarkably private position and forms part of the Wildernesse Estate, being one of the most sought after addresses in Sevenoaks. It sits centrally within its secluded gardens of 0.5 acres, providing a high degree of privacy.

The property is ideally situated within easy access of Knole Park which offers 1,000 acres of beautiful parkland. Sevenoaks high-street with its range of restaurants, boutique shops and supermarkets is 1.3 miles away. There are also numerous leisure facilities in the local vicinity including Sevenoaks Tennis and Hockey clubs at Hollybush, golf at Wildernesse and Knole, Sevenoaks Leisure Centre, cricket at The Vine and Sevenoaks Rugby Club. There are a selection of good schools in the area including Trinity Free School and Weald of Kent Grammar which are approximately 0.2 miles by footpath. Additional schools include New Beacon, Sevenoaks Prep, Knole Academy, Walthamstow Hall, Lady Boswells, St. Thomas' and St John's Primary and the internationally renowned Sevenoaks School.

Sevenoaks station is 1.6 miles away providing mainline links to London Bridge, London Waterloo East and London Charing Cross. The M25 (Jct 5) is just under 3 miles away, providing links to London, the national motorway network, Gatwick, Heathrow and Stansted airports, Ebbsfleet International (HS1) the Channel Tunnel and Bluewater Shopping Centre.

## Distances

Sevenoaks Station 1.6 miles, Sevenoaks High Street 1.3 miles, M25 (Jct 5) 2.8 miles, Sevenoaks School 1.5 Miles London 26.8 miles. (All times and distances are approximate)



5



4



4



5+



3



0.5 acres

## The Property

Wilder House is a superb family home dating from the 1920s with later additions, set amidst immaculately landscaped grounds extending to 0.5 acres, offering a high degree of privacy, and situated on the exclusive Wildernessee Estate. Extended and modernised by the present owners, the property is immaculately presented throughout and provides well-proportioned accommodation combining open-plan living spaces with more formal entertaining areas, arranged over two floors, and amounts to just over 4300 sq. ft inclusive of the recently built detached triple garage. There are also the additional benefits of a generous landscaped rear garden with a resistance swimming pool, ornamental Koi Carp water feature, and extensive outdoor entertaining space.

The front door opens into an enclosed inner porch with a door opening to the impressive light-filled entrance hall, which provides access to the principal reception rooms, and the kitchen/dining/family room. From the hallway, there is also access to a separate cloakroom w/c and a study with a fitted desk and storage. A real feature of the property is the open-plan kitchen/dining/family room which extends across the rear and enjoys a delightful seamless integration with the garden with bi-folding doors opening out onto the paved garden patio area. The contemporary style kitchen has been comprehensively fitted with a range of units by Schuller, complemented by Quartz worktops, which also extend to the large island providing a breakfast area. There is an extensive range of integrated Miele appliances, and a hot water tap, with a separate utility room adjacent. The open-plan area continues through to the family room which features an attractive vaulted height room, enjoying a dual aspect with bi-folding doors to two sides opening seamlessly onto the rear garden. At the front of the property is a separate room, utilised currently as a home gym with fitted storage and a floor-to-ceiling mirrored wall.

The formal drawing room is triple aspect and of generous proportions with an attractive feature fireplace, and French doors which lead out to the garden. There is a further reception room used as a playroom which completes the accommodation on the ground floor.









On the first floor, the principal suite is of wonderful proportions and benefits from a walk-through dressing room along with additional storage and two large windows to the front. The ensuite has a walk-in shower and is well-appointed. The secondary bedroom suite enjoys delightful views over the garden and a feature vaulted ceiling with exposed timbers. It also benefits from fitted wardrobes and a generous-sized ensuite bathroom room. There are three further double bedrooms, one of which also boasts an ensuite bathroom whilst the remaining bedrooms are served by a well-appointed family bathroom with a separate bath and walk-in shower. The landing area is spacious with feature glass balustrades and a large full-height window to the front.

## Gardens and Grounds

The gardens and grounds surround the house and provide a wonderful private setting. Wilder Houses is set well into its plot with a long drive leading off Seal Hollow Road through electronic wrought iron gates to a substantial gravel-laid parking area to the front of the house, leading to the detached triple garage building.

There are mature trees and shrubs providing privacy. The gardens include a heated resistance swimming pool, a feature ornamental Koi Carp water feature and an extensive paved terrace, providing excellent areas to entertain. The garden continues to mostly level the area laid to lawn, in all they extend to approximately 0.5 acre and provide an excellent private setting.

## Property information

**EPC D**

**Local Authority** Sevenoaks District Council

**Council Tax** Band H

**Tenure** Freehold

**Viewings** Strictly by prior appointment with Knight Frank, LLP

### Approximate Gross Internal Floor Area

Main House = 353.2 sq m / 3,801 sq ft

Garage = 49.4 sq m / 531 sq ft

Total Area = 402.6 sq m / 4,332 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.



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I would be delighted to tell you more

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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 [July 2024].

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