

Nutlands, Ightham, Kent





An outstanding Victorian family home set in **beautiful gardens and grounds**, within easy reach of local amenities and excellent schooling.

Summary of accommodation

- Entrance hall | Dining room | Sitting room | Kitchen/breakfast room | Utility | Boot room | Cellar
- Principal bedroom with en suite bathroom | Two further bedrooms with en suite bathrooms | Two further bedrooms | Family bathroom
- Games room | Bathroom
- One bedroom annexe with kitchen and bathroom
- Gym | Home office | Workshop | Car port

In all about 2.05 acres

Distances

- Ightham 0.3 mile, Borough Green 1.3 miles (London Bridge/Waterloo East/Charing Cross/Victoria)
- Sevenoaks 5 miles (London Bridge/Waterloo East/Charing Cross)
- (All distances and times are approximate)



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Situation

Nutlands is about 0.3 of a mile from the centre of the historical and picturesque village of Ightham with a well-regarded primary school, public house and local delicatessen, set in the heart of Kent, and the beautiful manor house of Ightham Mote, now owned by the National Trust, is just a few miles to the south of the village. Borough Green (1.3 miles) has a good range of local shops, amenities and a station, and Sevenoaks is just over 5 miles away.

Comprehensive Shopping: Sevenoaks (5.1 miles), Tonbridge and Bluewater.

Mainline Rail Services: Sevenoaks (5.5 miles) to London Bridge/ Waterloo East/Charing Cross. Borough Green & Wrotham (1.5 miles) to London Bridge/ Waterloo East/Charing Cross/Victoria.

Schools: Primary schools include Ightham, Plaxtol & Shipbourne. Grammar/state schools include Sevenoaks, Tonbridge & Tunbridge Wells. Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks Prep, Solefields, The Granville, Walthamstow Hall and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.



Leisure Facilities: Footpaths in the local area. Wildernesse and Knole Golf Clubs in Sevenoaks. The London Golf Club. Nizels Golf Club with private health/fitness centre in Hildenborough. Sevenoaks Leisure Centre. Reynolds Retreat.

The property

Nutlands is an exceptional Victorian property, sympathetically refurbished by the current owners, combining modern embellishments with the retained character features. The well-appointed accommodation is arranged over four floors and is ideal for both family living and formal entertaining. Salient features include a contemporary kitchen by Leicht, stylish bathroom suites with Lefroy Brooks accessories, charming box bay windows with original leaded lights and ornate archways, attractive fireplaces, original column radiators, an original crested stained glass window panel, air conditioning, sash windows with plantation style shutters, high ceilings, Velux windows, oak flooring to the principal reception rooms, and an attractive crafted wooden staircase with a runner and brass rods. Also of note are the impressive landscaped gardens, heated swimming pool, outbuildings and garaging with a guest suite over.

The principal reception rooms comprise an elegant drawing room with a feature fireplace with wood burning stove inset and a charming bay window with an attractive outlook to the garden, and a dining room, also with an attractive fireplace and bay window with French doors opening to the side terrace.

The bespoke kitchen by Leicht is fitted with a comprehensive range of wall and base units with integrated Miele appliances with a matching island incorporating a Siemens cooker and breakfast bar. The adjoining double aspect breakfast room/playroom has recently installed Window Sanctuary doors leading to the terrace. A well-appointed utility room provides additional storage and space for appliances. A useful boot room with a cloakroom off has a door to the garden and completes the ground floor. The basement is accessed from the hall and provides further storage space and houses the boiler.



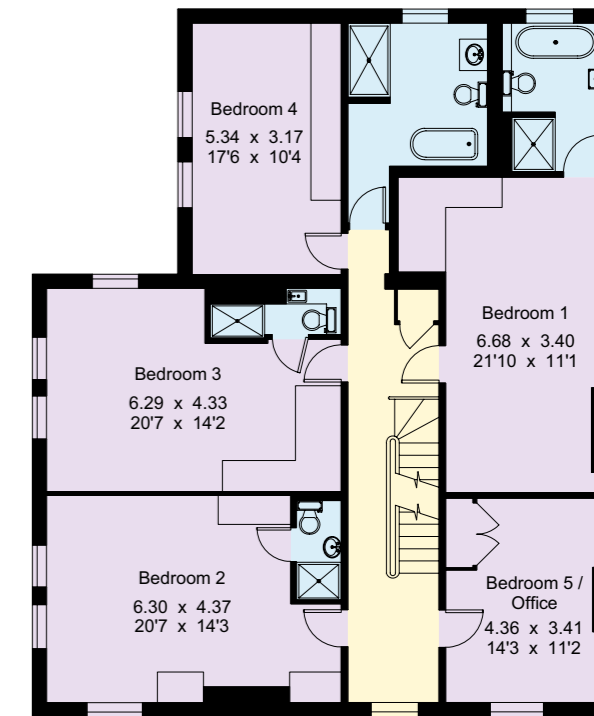
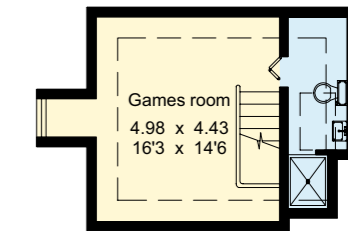
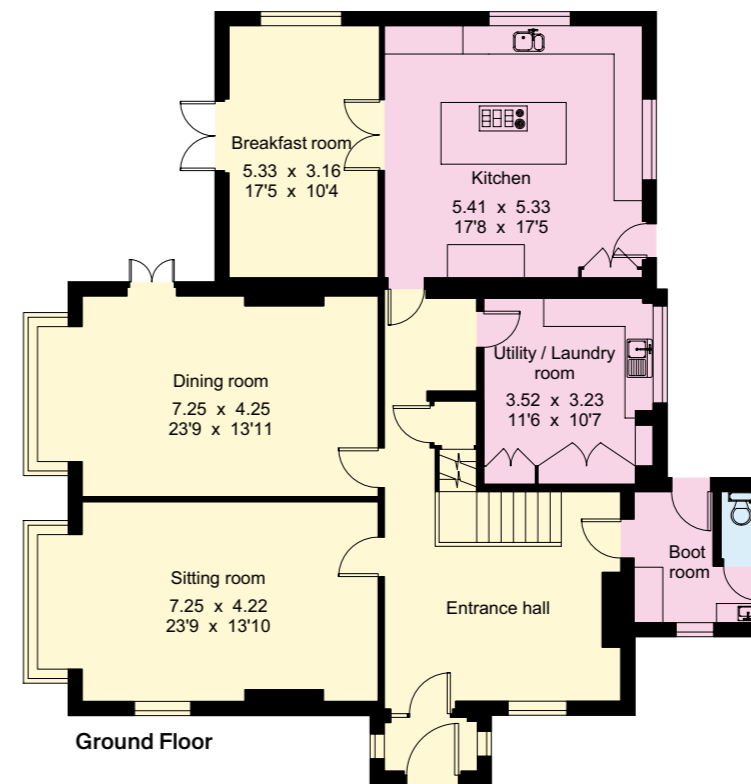
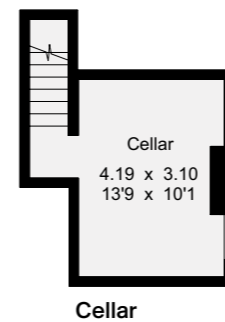


From the impressive entrance hall the attractive, period staircase rises to the first floor and principal suite, with a walk-in wardrobe, air conditioning, and a stylish en suite featuring a freestanding bath and separate shower with charming nickel Lefroy Brooks accessories. There are four further double bedrooms, one currently utilised as a study, two served by en suite Hansgrohe shower rooms, three with air conditioning and all with built-in wardrobes. A well-appointed family bathroom with a traditional roll top bath and separate shower with Lefroy Brooks furnishings completes the first floor. Arranged over the entirety of the second floor and completing the accommodation is a playroom/snug with an adjoining en suite.



Approximate Gross Internal Floor Area
361.4 sq m / 3890 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



Gardens and grounds

Nutlands is approached via wooden electric gates over a tree lined gravel driveway culminating at the house and garaging and providing ample off road parking. Immediately to the left of the gates is a separate area of driveway.

The magnificent landscaped gardens wrap around the property providing areas of lawn interspersed with a variety of established trees including a majestic eucalyptus, birch, sequoia and a cob nut orchard, with an abundance of shrubs including rhododendrons and azaleas.

The property is adorned with climbing roses and wisteria, and there is an impressive pergola with a variety of climbing plants which leads through the centre of impressive well-stocked flowerbeds.

There is a wonderful heated, recently installed Compass one-piece ceramic swimming pool with an electric roll cover, surrounded by a porcelain paved lounge area with an adjoining double aspect garden office/pool room with a Cat 6 internet cable connected, together with a timber framed gazebo by Crown Pavilions and a raised patio ideal for al fresco entertaining, and a timber summerhouse/shed provides a further seating area/garden implement storage.





Situated within the grounds is the fabulous air-conditioned garden office designed by The Green Room.

To the side of the property and above the double garage is a fabulous studio with a living area, kitchenette and shower room and has air conditioning, currently utilised as a guest suite. On the ground floor is a gym, and to the rear of the garaging is a garden WC with a low level warm water dog shower and integrated drainage.

An additional open two bay outbuilding provides storage/vehicle space and has an adjoining workshop with an additional entrance.

The grounds are fenced to the perimeter with a variety of established evergreen and deciduous trees providing a high level of colour, interest and privacy. The plot amounts to about 2.05 acres in total.

Services

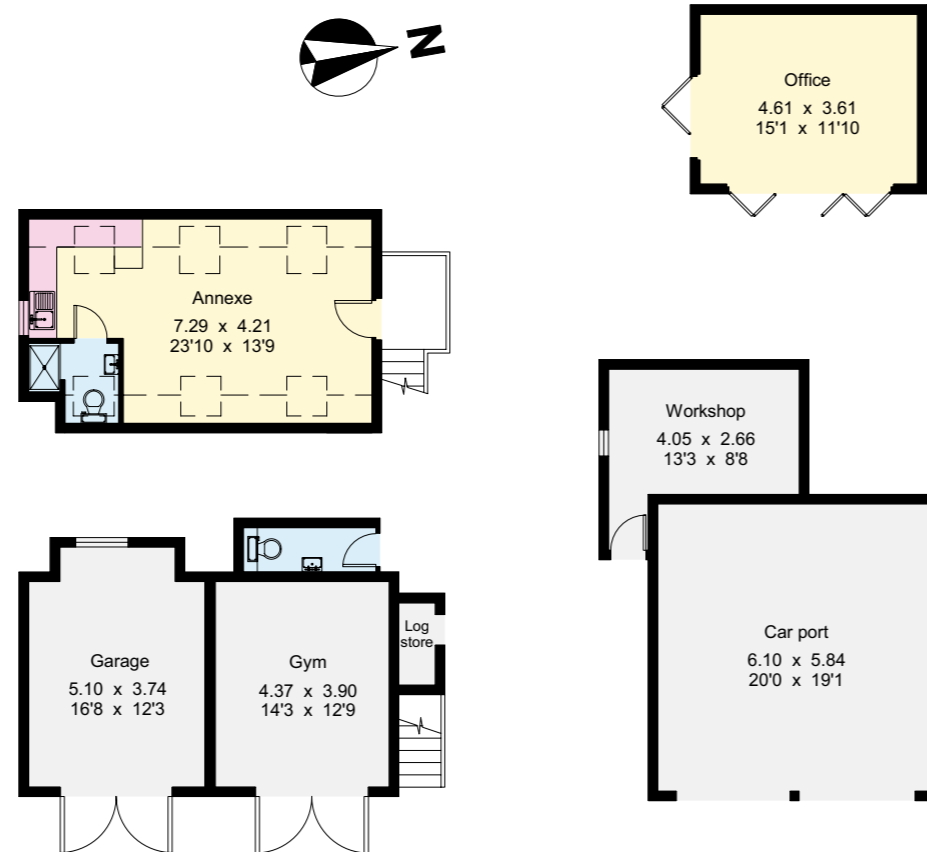
Mains water, electricity, gas and drainage. Oil fired central heating.





Approximate Gross Internal Floor Area
Office: 16.6 sq m/ 178 sq ft
Gym and Annexe: 71.2 sq m/ 766 sq ft
First floor Car Port and Workshop: 48.2 sq m/ 518 sq ft

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Viewing

Strictly by appointment only through Knight Frank.

Directions

From Sevenoaks town centre, proceed in a northerly direction along the High Street continuing straight over the Pembroke Road traffic lights. Take the right fork into Seal Hollow Road and proceed for about a mile to the traffic lights on the Seal Road. Turn right towards Seal and continue through the village. Head in an easterly direction along the A25 passing the recreation park on the left hand side before turning left onto Oldbury Lane. Turn right on to Cobs Close and the entrance to Nutlands will be found on the left-hand side.

Property information

Tenure: Freehold

Local Authority: Tonbridge and Malling Borough Council

Council Tax: Band G

EPC Rating: F

Postcode: TN15 9DB



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 May 2024. Photographs and videos dated xxxxxxxxxxxx 20xx.

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