

Red Court

Seal, Sevenoaks





Red Court is a wonderful family home located on the prestigious Wildernesse Estate set within glorious established gardens with tennis court extending to almost 1.5 acres.

Seal High Street 0.6 mile, Sevenoaks High Street 1.7 miles, Sevenoaks station 2.2 miles, M25 J5 4.6 miles
(All distances are approximate).


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Summary of accommodation

Main House

Ground Floor: Sitting room | Dining room | Drawing room | Study | Kitchen/breakfast room | Utility room | WC


First Floor: Principal bedroom with dressing room and en suite bathroom | 4 further bedrooms, 1 with en suite bathroom | Family shower room


Garden and Grounds


Parking | Gardens | Triple garage with studio over | Tennis court


Situation


Times and distances are approximate.


 There are excellent schools nearby such as Sevenoaks Prep, New Beacon, Granville, Walthamstow Hall, and the renowned Sevenoaks School. Tonbridge Boys school is approximately 7 miles distant. Local primary schools include St Thomas, Riverhead infants and Amherst Junior schools. Sevenoaks has two grammar annexes and the well-regarded Judd and TGS grammar schools in Tonbridge.

 Sevenoaks station has services to London Charing Cross/Cannon Street from 32 minutes (London Bridge from 22 minutes).

 The A21 at Morleys roundabout (4.2 miles) gives access to the M25, Channel Tunnel terminus and ports, Gatwick, Heathrow, and Stansted airports.

 Sevenoaks offers a range of independent and high street shops, numerous cafes and restaurants, the Stag cinema/theatre, M&S food store and Waitrose supermarket.

 There are wonderful walking opportunities to be had nearby through Knole Park, Seal Chart and the countryside beyond.

 Leisure facilities include Wildernesse and Knole Park golf clubs in Sevenoaks and Nizels Health & Golf club in Hildenborough. Sevenoaks has its own leisure centre and numerous sports clubs.





The Property

This detached family home has been in the same ownership for over thirty years and has been well-maintained and lovingly looked after during this time. Dating from the 1930s the property retains many character features from the period with versatile and generously proportioned accommodation arranged over two floors comprising superb principal reception rooms and well-proportioned bedrooms.

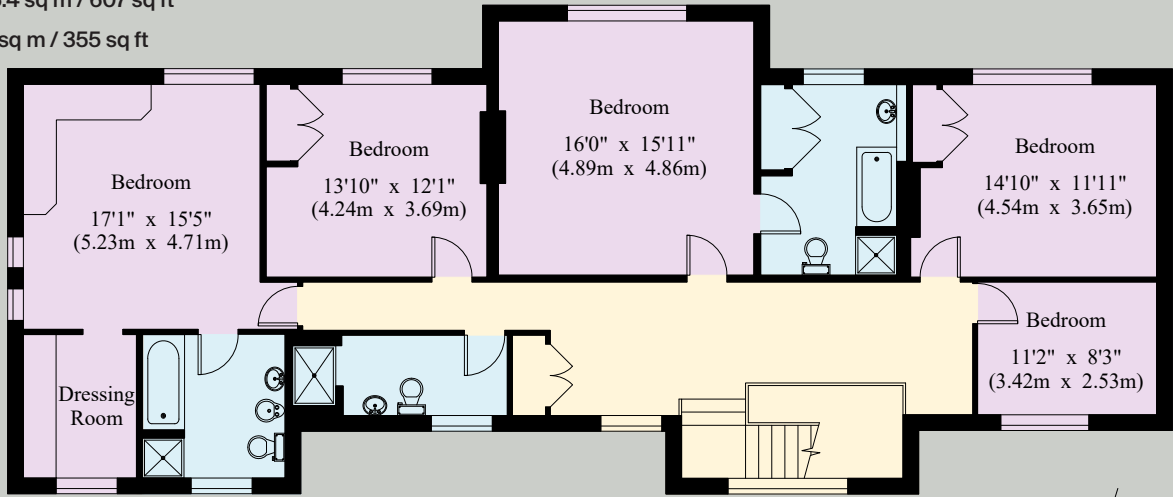
The property sits centrally within its plot amidst beautifully maintained gardens creating a truly wonderful setting with a high degree of privacy and seclusion. Forming part of the original kitchen walled gardens to Wildernesse House the gardens to the property enjoy a splendid backdrop.

Situated within the prestigious Wildernesse Estate Conservation Area the property is within easy reach of the historic market town of Sevenoaks popular with families and commuters.

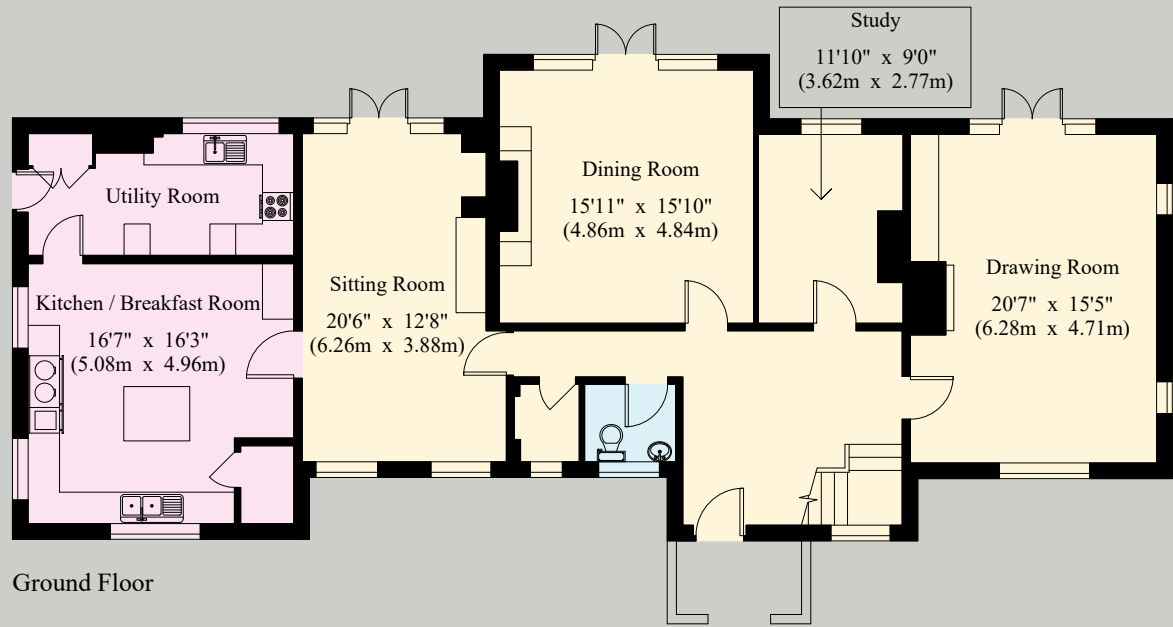


FLOORPLAN

Approximate Gross Internal Floor Area
House: 3072 sq m / 3,306 sq ft
Garage: 56.4 sq m / 607 sq ft
Studio: 33 sq m / 355 sq ft

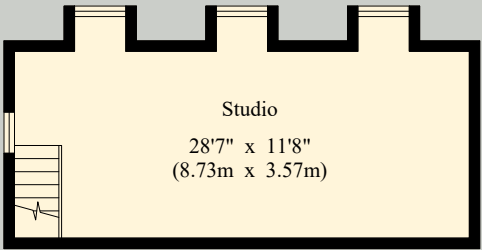


First Floor

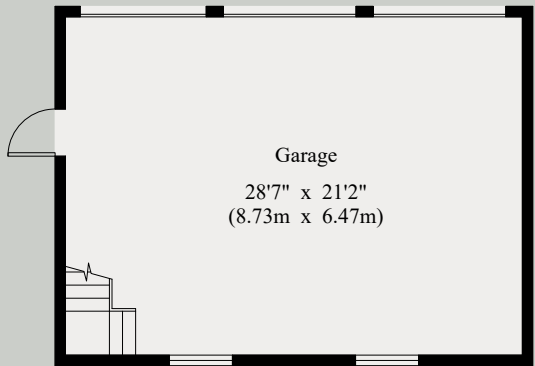


Ground Floor

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.



First Floor



Ground Floor



PROPERTY INFORMATION

Property Information

Tenure:
Freehold.

Council Tax:
Band H

EPC:
D

Directions:
From our offices, proceed in a northerly direction along Sevenoaks High Street continuing straight over the Pembroke Road traffic lights and take the right fork into Seal Hollow Road. After approx. 0.9 miles, turn right (just before a telephone box) into Blackhall Lane. Woodland Rise is the first private road on the left. Continue down Woodland Rise and after Dorton Drive, the entrance to Red Court can be found on the left-hand side.

Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Sevenoaks
113-117 High Street
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01732 744475
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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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