

Shacklands Road

Shoreham, Kent



An exceptional country home set on the edge of a popular village and with far reaching countryside views.



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Summary of accommodation

The House

Ground floor: Entrance hall | Kitchen | Utility room | Sitting / Dining room | WC | Cellar

First floor: Three bedrooms | En suite bathroom | Family bathroom

Second floor: Two bedrooms | En suite bathroom

Third floor: Study

Outside

Garden store | Shepherds Hut | Gardens





Situation

Times and distances are approximate.



The house is located just outside the popular village of Shoreham which is an easy walk down the hill. The village includes a shop, café and three pubs including the Samuel Palmer (winner of the “Best Destination PUB” in the 2023 Muddy Stiletto awards). The Mount Vineyard with its popular restaurant is also close at hand.



There is a national railway station at Shoreham although fast trains into town are easily found from nearby Chelsfield (in zone 6 and with fast trains to London in 19 minutes) or from Otford (with trains to London Bridge, Charing Cross and Victoria) or Sevenoaks.



The motorway is easily accessible together with the M20/M26 providing access towards the channel ports and the M25 with provision for the airports at Gatwick and Heathrow as well as the wider UK motorway network.



The area hosts a multitude of excellent schools including the Grammars in Orpington/Dartford/SE London as well as those in Sevenoaks/Tonbridge together with well established and respected primary and secondary schools including Sevenoaks School and Tonbridge School.



The village supports four men's cricket teams together with a women's side and numerous junior teams.





The Property

Built by the eminent Victorian geologist Sir Joseph Prestwich in 1869, the grade II-listed property consists of the major part of the original house, surrounded by beautiful countryside and featuring many original features. Set over four floors, the property has been sympathetically updated by the current owners throughout, providing an excellent mix of living and entertaining space. The property is approached through an automated gate and up a private gravel driveway. Ample parking is found outside the house as well as an additional pair of parking spaces as you enter the gates.

The entrance hall, through the original doorway marked by the Prestwich initials and featuring the original stained glass windows with fossil motifs, leads to the ground floor living space and provides access to a large coat/sports cupboard and the huge cellar and boiler room. The new kitchen has been moved to the garden side of the house and benefits from south-facing country views. The kitchen, designed by BCA Architects and hand-built by R Timmons, is situated in the original Victorian dining room. It features a Bora induction hob in the Carrara marble island with seating for six people with appliances by Liebherr and Siemens. The kitchen update is part of a wider planning permission (20/02529/LBCALT) which includes an orangery extension to the main house together with separate annexe and swimming pool. The house has been fully re-wired and re-plumbed with a new condensing boiler, alongside replacement of all radiators except one. All the wooden floors have been stripped and restored whilst the house has been re-painted both internally and externally and the roof carefully restored using original materials.

The interiors have been updated under the guidance of Jesse Bax interiors. The main living room, with feature fireplace, bay window and double doors opens onto the south-facing terrace, paved in Tuscan limestone.

On the East side of the house is a utility/boot room (the original kitchen to the house and now fitted with underfloor heating and ample storage). A guest WC with shower provides an excellent entrance for children, dogs and shopping.

The grand staircase with Roger Oates stair carpet links leads up to the first floor where the principal suite, adapted from the original reading room/library, now includes a new ensuite bathroom and bespoke dressing room with views from the window facing southwards, over the garden and towards Shoreham. A further double bedroom (with updated family bathroom) faces South whilst a third bedroom completes the ensemble on this floor. The top floor comprises two further double bedrooms (one with its own dressing and work area) together with a newly updated bathroom.

A final set of stairs leads to the Tower, currently used as a study, offering far-reaching countryside views on all four sides. The house offers a high degree of privacy and extraordinary peace and quiet, being formed of the original 1869 house, prior to the addition of the western wing which was added in 1889. The property has been in the same family for over 50 years and has been lovingly restored to its past glory over the last 5 years. Outside, the gardens are an outstanding feature of the property.





Gardens and Grounds

The large limestone-paved terrace provides a perfect place from which to entertain and dine al fresco. Numerous other spots in the garden provide views down the Darent Valley and a croquet lawn edged with herbaceous borders accompanies a children's football pitch and nascent orchard. A new workshop/shed has been installed in the garden and the entire boundary benefits from dog-proof fencing. The main gardens face southwards towards Shoreham, which is a short 300 metre walk away along local footpaths which can be accessed from a gate at the end of the woodland garden or from the driveway. A luxury shepherd's hut complete with electricity and water (available by separate negotiation) has permission for up to 90 nights letting a year on Airbnb.

Property Information

Tenure: Freehold.

Local Authority: Sevenoaks District Council

Council Tax: Band G

Viewing: Strictly by appointment through Knight Frank.



Approximate Gross Internal Floor Area

Main House: 333.1 sq.m / 3,585 sq.ft

Cellar: 23.9 sq.m / 257 sq.ft

Store: 18.9 sq.m / 203 sq.ft

Shepherds Hut: 13.9 sq.m / 149 sq.ft

Total Area: 389.8 sq.m / 4,194 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.



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

I would be delighted to tell you more

Matthew Hodder Williams
01732 744460
matthew.hodder-williams@knightfrank.com



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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