

# 13 Wildernesse House

Wildernesse Avenue, Sevenoaks





An impressive one bedroom retirement apartment within the exclusive Wildernesse House retirement development in Sevenoaks.



Summary of accommodation

The accommodation includes a spacious open-plan kitchen, dining, and living area, a cloakroom / utility room, and an exceptional bedroom suite complete with a fitted dressing area and a modern en suite shower room.

Private terrace



Situation

(Distances and times are approximate)



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.

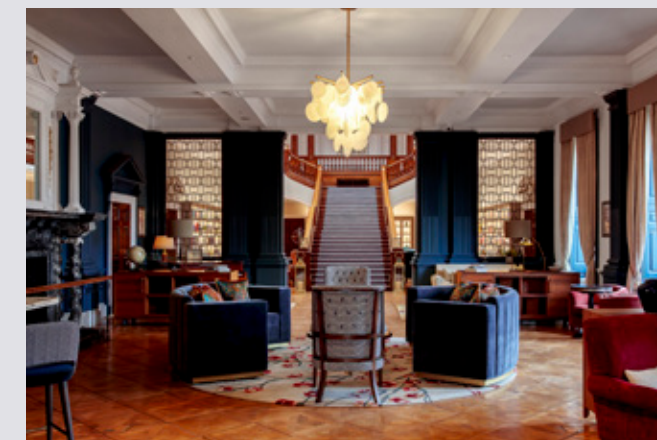


Sevenoaks station has services to London Charing Cross/Cannon Street from 32 minutes (London Bridge from 22 minutes).



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





## The Property

Apartment 13 is a truly remarkable residence within Wildernesse House, one of only four exclusive Heritage Apartments located adjacent to the iconic Great Hall. These apartments have been thoughtfully crafted from the grandest state rooms of the original house, showcasing exquisite architectural details from the 18th and 19th centuries. Spanning an impressive 1,485 sq. ft., this luxurious apartment is finished to the highest standards. It features elegant period French doors throughout, opening onto a private wrap-around terrace with picturesque views of the beautifully landscaped gardens. The accommodation includes a spacious open-plan kitchen, dining, and living area, a convenient cloakroom/utility room, and an exceptional bedroom suite complete with a fitted dressing area and a modern en suite shower room.

Wildernesse House provides a refined retirement lifestyle, offering a wealth of amenities, including an on-site wellness center and spa with a swimming pool, sauna, and steam room. Residents can also enjoy dining at The Pavilion restaurant and bar, which delivers exceptional cuisine. Managed by Elysian Residences, Wildernesse House offers a full suite of five-star services and amenities, including a restaurant, bar, gym, 24-hour concierge, and tailored support services, ensuring residents enjoy a seamless and sophisticated living experience. Lease information - 200 years lease from September 2021) - Ground Rent - Service Charges Apply and Exit Fees apply Summary of what the service charge includes: - Building Staff Costs. - Reception & Concierge Administration Costs. - Security Services. - Housekeeping, Cleaning & Refuse. - Utilities (Communal Areas). - Health & Safety. - Insurance. - Landscaping - Residential Lift. - Plant & Machinery Maintenance. - Communal Services & Facilities Administration Costs.





## Property Information

**Local Authority:** Sevenoaks District Council

**Council Tax:** Band F

**Postcode:** TN15 OEA

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



Approximate Gross Internal Floor Area  
Net Sales Area = 138 sq.m / 1,485 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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**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 February 2025. Photographs and videos dated January 2025.

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