



**Knight  
Frank**

# Superbly Proportioned Residence

Tanyard Place, Grove Road, Seal, Sevenoaks, Kent TN15 0LE







Imposing and beautifully presented family home set in secluded grounds of about 2.4 acres.





## Superbly Proportioned Residence

Tanyard Place, Grove Road, Seal, Sevenoaks, Kent  
TN15 0LE

**Guide Price £4,995,000**

Tanyard Place is an imposing and substantial home set in secluded grounds of about 2.4 acres. The beautifully presented accommodation provides versatile living for formal and family entertaining and amounts to over 7,700 sq ft.

Secluded semi-rural location

Beautifully presented throughout

6 bedrooms, 4 reception rooms, 5 bath/shower rooms

Versatile family living

Swimming Pool and Tennis Court

Established gardens and grounds

Sevenoaks approx. 2.5 miles

Sevenoaks station approx. 3.4 miles

Total area about 2.4 Acres



**David Johnston**

Sevenoaks

+44 (0) 1732 789 700

djohnston@savills.com

# About the property

The principal reception rooms comprise a generous drawing room with an attractive marble fireplace and an adjoining garden room with double doors opening on to the terrace, a sitting room with a bay window to the front, and an elegant dining room with panelled walls, double doors opening to the terrace and concealed storage housing a drinks cupboard. Together they provide an excellent suite of rooms for both informal/formal entertaining and family living.

A playroom is situated off the dining room. There is also a study, fitted with bookshelves and a desk, with an attractive spiral staircase rising to the library on the first floor.

The striking kitchen/breakfast room is fitted with a range of contemporary wall and base cupboards with twin matching islands and integral appliances. Sliding doors lead out to the terrace and swimming pool. There is an adjoining walk-in larder and a well-appointed utility room.





# About the property

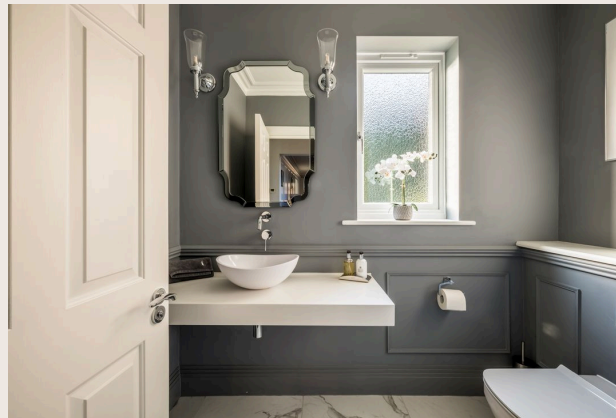
A spacious boot room/rear lobby provides access to the garaging, a storage room and cloakroom. There is a further cloakroom situated in the reception hall.

A ground floor guest bedroom has a well-appointed en suite bathroom and access to both the main house and outside. This suite may serve well as nanny or au pair accommodation.

A well-appointed wine cellar is accessed via stairs in the kitchen/breakfast room.

To the first floor, the superb principal suite comprises a bedroom with double doors leading onto the balcony with views over the rear garden, a stylish well-proportioned en suite bathroom and a generous dressing room with fitted wardrobes.

There are three further bedrooms, one with en suite facilities, together with a family bathroom.





# About the property

There is a further guest suite comprising a sitting room, bedroom and en suite bathroom which could also serve as an au pair / teenage living space, as well as a spacious games room/gym. Both can be accessed from the principal suite or via a staircase rising from the breakfast room.

From the library, a fitted ladder rises to the second floor and three large storerooms which offers purchasers the ideal opportunity to convert into additional living accommodation subject to planning consent.

Agents Note: Planning permission was granted in 2010 for a Loft Conversion (Ref: 10/01742/FUL). Plans can be found on Sevenoaks District Council planning portal.





# Gardens and Grounds

The house is approached through a brick pillared gated entrance over a gravel drive which leads to the generous parking area and triple garage. The garage has three electric up and over doors and a useful store room to the rear.

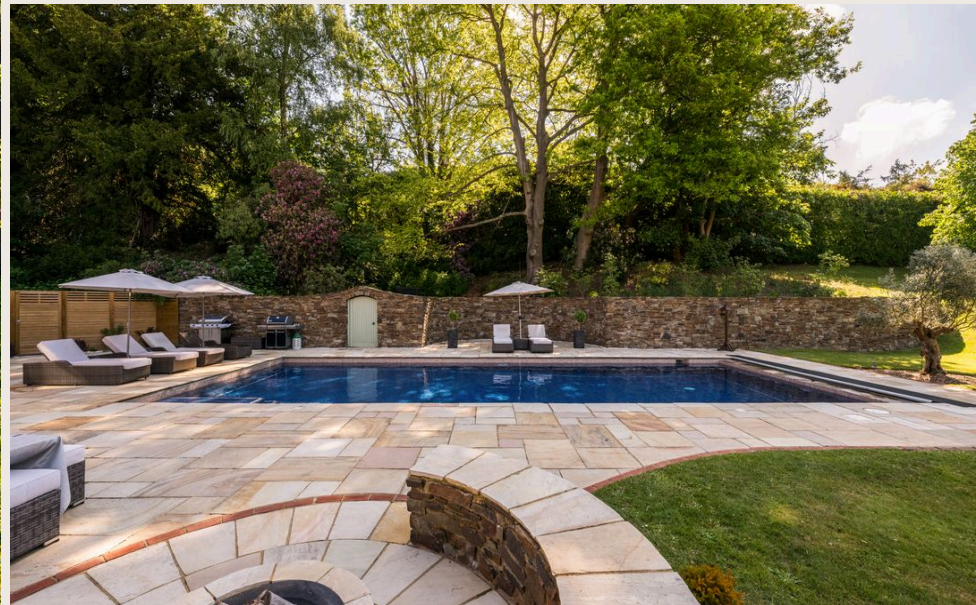
The landscaped gardens, as a whole, are established with expanses of lawn interspersed with trees and well-stocked beds. To the front there is an all-weather tennis court and tennis pavilion with power and lighting connected.

To the rear of the house is a generous terrace which is ideal for al fresco entertaining with an attractive semi-circular stone seating area. The heated swimming pool is to one side of the terrace with the pool house. The perimeter is well-planted with a mature laurel hedge, silver birch and spruce.

The whole area provides a high degree of privacy and seclusion and amounts to about 2.4 acres in total.

















# Location

Tanyard Place is situated in secluded grounds located on the edge of Seal village in a Area of Outstanding Natural Beauty and the Metropolitan Greenbelt. Seal provides a good range of local shopping amenities and there are many footpaths in the area.

- Shopping: Sevenoaks (2.9 miles) and Bluewater (19.4 miles).
- Rail: Sevenoaks (3.4 miles) to London Bridge/Waterloo East/Charing Cross/Cannon Street. Bat and Ball station (2.2 miles) to London Blackfriars/ Sevenoaks/ Otford for connections to London. Otford (3.5 miles) to London Bridge/Blackfriars/Victoria.
- Primary Schools: Several in Sevenoaks. Seal, Kemsing, Ightham, Otford.
- Secondary Schools: Weald of Kent Girls Grammar, Tunbridge Wells Boys Grammar, Knole Academy and Trinity Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks (2.2 miles), New Beacon, The Granville, Solefields and Walthamstow Hall Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.
- Leisure: Golf clubs in Sevenoaks include Wildernesse and Knole. Nizels Golf and Fitness Club in Hildenborough. Tonbridge School Sports Centre. Sevenoaks sports and leisure centre. The Stag Theatre and Cinema.
- All distances are approximate.

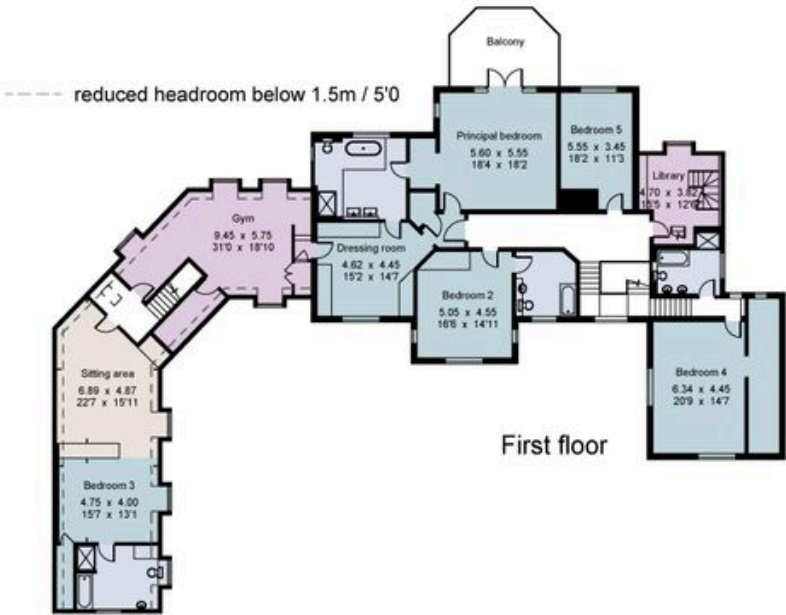
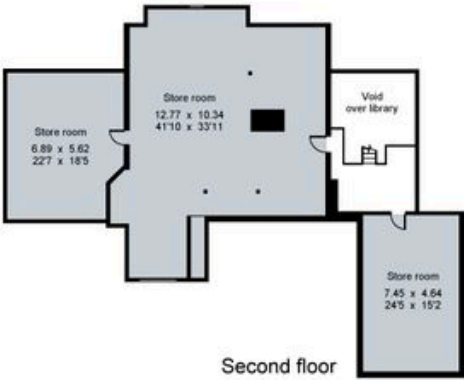




# Floorplans

Approximate Gross Internal Floor Area 7,778 sq ft

**Tanyard Place, Seal**  
**Gross internal area (approx)** 706.4 sq m/ 7604 sq ft  
**Second floor** 187.8 sq m/ 2021 sq ft  
**Garden store** 27.2 sq m/ 292 sq ft  
**Cellar** 16.2 sq m/ 174 sq ft  
**Garage** 76.5 sq m/ 823 sq ft  
**Total** 1014.1 sq m/ 10,884 sq ft



For identification only - Not to scale  
© Trueplan (UK) Limited



# Key Information

## Council Tax

Band = H

## Tenure

Freehold

## Services & Additional Information

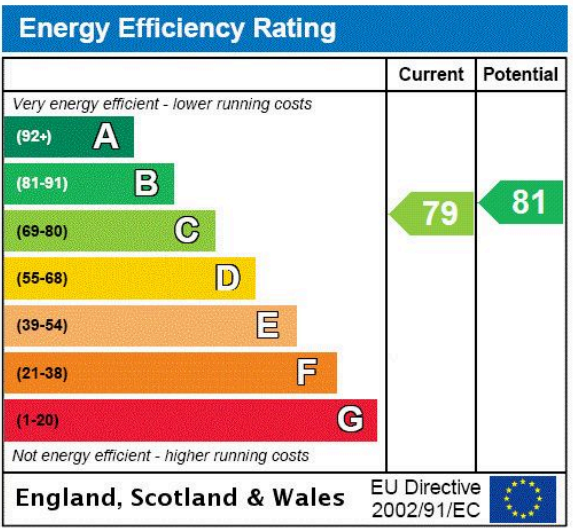
Mains services connected. Drainage via septic tank.

Directions: On leaving Sevenoaks High Street via Seal Hollow Road, turn right at the traffic lights onto the A25. Continue to the village of Seal, and turn right onto Park Lane, then take the next left onto Grove Road. The drive for Tanyard Place will be found after about 0.6 of a mile. Continue up this drive keeping right where the gates for Tanyard Place will be found on the right.

## EPC

EPC Rating = C

PROPERTY





# Superbly Proportioned Residence

Tanyard Place, Grove Road, Seal, Sevenoaks, Kent TN15 0LE



## Enquire

### David Johnston

Sevenoaks

+44 (0) 1732 789 700

djohnston@savills.com

### Will Peppitt

Country House

+44 (0) 7967 555 712

wpeppitt@savills.com

## More Information



[View Digital Brochure](#)



[Property Search](#)

### Viewing strictly by appointment

Published Ref: DJ52025051

Property Ref: SES250071

### Viewing strictly by appointment

powered by  
**FluxPro**

Important Notice: Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.