

North Wing

Knotley Hall, Chiddingstone Causeway, Tonbridge, Kent



A stunning family home blending Victorian grandeur and modern living, set in a private development surrounded by Kent countryside, with easy access to Sevenoaks, Tonbridge, and Tunbridge Wells.



Summary of accommodation

The House

Ground Floor: Boiler Room | Utility Room

Ground Floor: Sitting Room | Kitchen/Breakfast Room | WC

First Floor: Drawing Room | Principal Bedroom suite with dressing room and ensuite

Second Floor: Guest Bedroom suite with dressing room and ensuite | 2 further bedrooms | Family Bathroom

Third Floor: Attic Room





Situation

(Distances and times are approximate)

The property is ideally located in the Kent countryside and part of a small private development perfectly positioned between Tonbridge and Sevenoaks and within easy reach of Tunbridge Wells.



The area provides excellent access to local schools including the sought after Chiddingstone Primary (Ofsted Outstanding 2025) as other well respected schools in Leigh and Penshurst. The area is also well known for its excellent schools in nearby Sevenoaks, Tonbridge, Tunbridge Wells and Oxted; giving a wide range of prep schools, senior schools and excellent Grammar Schools.



A local station (Penshurst) is close by (0.3 miles along a local footpath) and runs a service into Tonbridge and London Victoria. Fast trains then run from Hildenborough, Edenbridge, Tonbridge and Sevenoaks which provide access into London Bridge (22 mins from Sevenoaks) Charing Cross, Canon Street & Victoria. Whilst being in a countryside location the A21 is nearby which links to the M25 (with great access to the airports at Gatwick and Heathrow) and the M26 (with access down to the channel ports).



Numerous nearby public footpaths give access to many superb local pubs and places of interest.





The Property

Originally a Victorian stately home built in the 1850's and then a school from 1937 until 1991, Knotley Hall with it's rich history, is surrounded by the rolling Kent countryside and is now a private development, built around the original school buildings. North Wing is a large part of the original country house and is replete with the period features, high ceilings and large windows of the era. The house is accessed via a large formal hallway at the centre of the house leading to a spacious, light and fully equipped kitchen (designed and built by Richard Maslen) with central island and French doors opening out onto a well tended garden. On the ground floor, on the other side of the entrance hallway, a living room (with French doors opening out to the front of the house) with a box window seat and fantastic volumes, acts as a formal family room/snug/entertaining space.

A large closet for coats and shoes accompanies a guest WC off the hallway. A set of stairs run down to a large basement utility room with excellent storage together with plant room and additional space. The staircase from the main hallway leads up to the first floor to the principal suite and family living room. The principal suite is ideally designed with en suite shower room and walk-in dressing area. The large dual aspect living room then overlooks the gardens and enjoys excellent countryside views and an impressive open fireplace.

The second floor then hold three additional bedrooms; an excellent guest suite with accompanying dressing room and shower room together with two double bedrooms, both with views over the garden and the surrounding countryside, and a family bathroom. A set of stairs leads up to a loft room which could be used as an additional single bedroom or wonderful study tucked away from it all.





Outside

Outside the house comes with a double garage (with a driveway in front with room for 2 cars) although there is ample parking for guests in the development. At the back of the garden a pathway leads to a shared tennis court and the wider grounds.

Property Information

Tenure: Freehold

Services: Sevenoaks District Council

Local Authority: andam expere eicipsandam exp

Council Tax: Unknown

EPC: E

Postcode: TN15 0NR

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

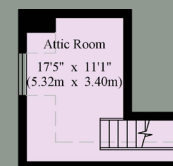


Approximate Gross Internal Floor Area

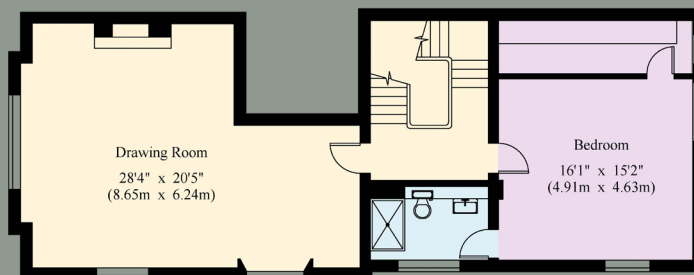
House = 346.8 sq.m / 3732 sq.ft

Garage = 32.6 sq.m / 350 sq.ft

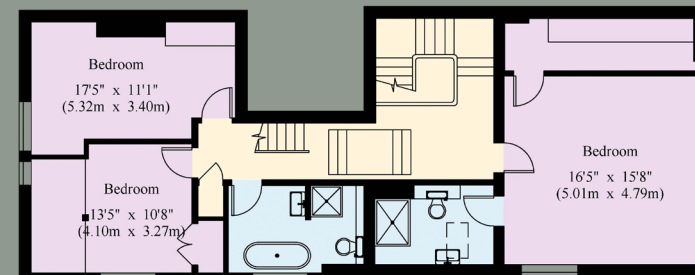
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



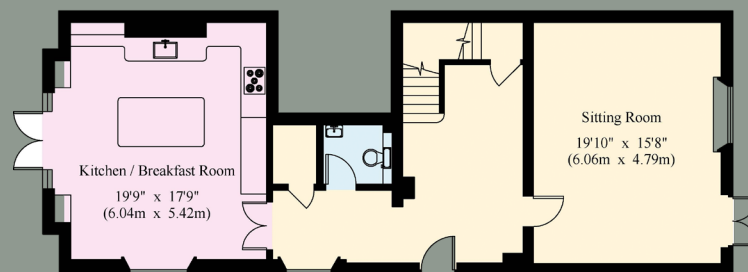
Third floor



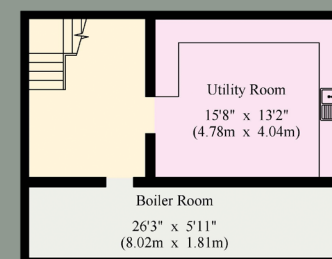
First floor



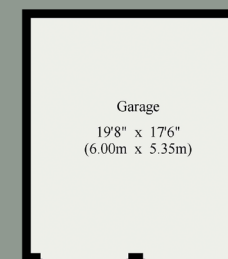
Second floor



Ground floor



Cellar



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I would be delighted to tell you more

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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 May 2025. Photographs and videos dated May 2025.

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