

Dalhana

Cockerhurst Road, Shoreham, Sevenoaks, Kent

Stunning family home in an elevated position with grounds extending to approximately 20 acres offering wonderful panoramic views over open countryside and the valley beyond.



Summary of accommodation

Main House

Ground Floor: Entrance Hall | Sitting Room | Dining Room | Kitchen/Family Room | Utility Room | WC

First Floor: Principal Bedroom Suite with Dressing Room and ensuite | Guest Bedroom with Ensuite

Two Bedrooms | Family Bathroom | Family Shower room

Second Floor: Two Bedrooms | WC

Outside

Garage & Storeroom | Barn | Gym | Garden

In all about 19.4 acres





Situation

(Distances and times are approximate)

Shoreham is a picturesque village, tucked away in the Darenth Valley. It has a thriving community with many clubs, societies and annual events taking place. There are three public houses and a vineyard, including The Samuel Palmer pub and Mount Vineyard which have both won awards. Additionally there is a tea room, village store, church, museum, village hall with recreation ground, playground and tennis court. It is fortunate to have its own primary school and golf course.

There are many walking opportunities, particularly along the river banks, up on to the North Downs and in nearby Lullingstone Park. Shoreham railway station has services to London Bridge or Victoria/Blackfriars, Otford Station has services to London Bridge/Charing Cross (from 35 mins). Sevenoaks Station (5.8 miles) offers fast and frequent services to London Charing Cross/Cannon Street (London Bridge from 22 minutes). Junction 4 of the M25 is just 3.5 miles away, giving access to Gatwick, Heathrow, the Channel Tunnel Terminus, Dover Ferry terminal and the motorway network beyond.

Sevenoaks (about 5 miles) has more comprehensive facilities including shops, restaurants, cafes, The Stag theatre/cinema, M&S clothes and food store, Waitrose supermarket and Knole Park. Further shopping is available at Orpington (6 miles) and Bluewater (11.5 miles).

Local golf courses include The Darenth and Lullingstone as well as Knole Park and Wildernesse in Sevenoaks, and Nizels Golf & health club in nearby Hildenborough. There are a good number of well regarded schools in the local area including primary schools in Shoreham, Otford and Eynsford. Sevenoaks is renowned for its excellent selection of schools in the private and state sectors including boys & girls grammar annexes.

There are further grammar schools in Tonbridge, Tunbridge Wells and Orpington. Independent schools include the renowned Sevenoaks School and Tonbridge Boys School as well as many Preparatory schools.





The Property

A distinguished Georgian-style country home built in the 1920s that has been thoughtfully renovated and extended by the current owners to create the stunning home it is today. Traditional features such as high ceilings and working fireplaces help to create a bright, spacious and elegant home. The house offers some of the finest far-reaching views in the area and features a beautifully landscaped garden. Nestled down a sweeping driveway with secure gates through park like gardens the property is set within twenty acres of land comprising a mature garden with establish borders and banks, wildflower meadows and woodland, offering outstanding views and complete privacy. Internally the windows and French doors have been carefully placed to ensure that the views can be enjoyed from all of the principal rooms.

The property has been extended and fully renovated, retaining period features wherever possible, with updates carefully chosen to complement the property's historic character. The result is a wonderful blend of modern styling that enhances the period nature of the home. The property features two main floors plus a full staircase leading to an extensive loft space with full head height and space for two large bedrooms and a bathroom (subject to planning). The welcoming hallway leads to the bright south-facing dual aspect sitting room with exceptional views and access to the garden through its French doors. Both the downstairs cloakroom and further living areas are also accessed from the hallway.

The well appointed kitchen/family room comprises an island and full range of integrated appliances with the benefit of a separate pantry and a utility/boot room. Rear bi-folding doors lead to the elevated terrace to the east and a set of French doors offer views to the south. Double doors open out to the spacious and sunny south facing dining room, also with French doors. On the first floor, the principal bedroom suite includes a stunning en-suite shower room and luxury dressing room, with parquet flooring & panelling throughout. Its dual aspect provides views across the valley. Also on the first floor is the guest room with balcony and a luxury en-suite shower room. Two further bedrooms and a family bathroom complete the first floor accommodation.





Outside

The additional land with its own entrance is currently a wild flower meadow and woodland but lends itself to multiple usages, including equestrian should this be of interest to any future owner. Outbuildings include a modern barn which currently incorporates a gym, a double garage with tool store and workshop and planning permission for a greenhouse. Dalhana is a beautifully proportioned elegant country house and must be viewed to be fully appreciated.

Property Information

Tenure: Freehold

Local Authority: Sevenoaks District Council

Council Tax: Band G

EPC: B

Postcode: TN14 7UA

Agents Note: The property is made up of two titles K577352 and K845561.

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



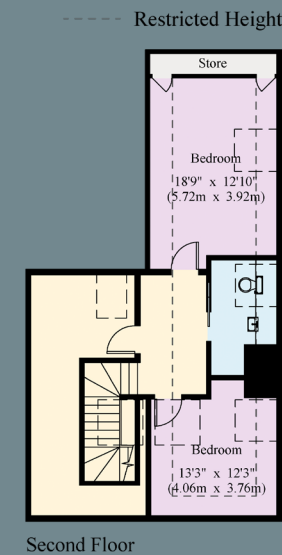
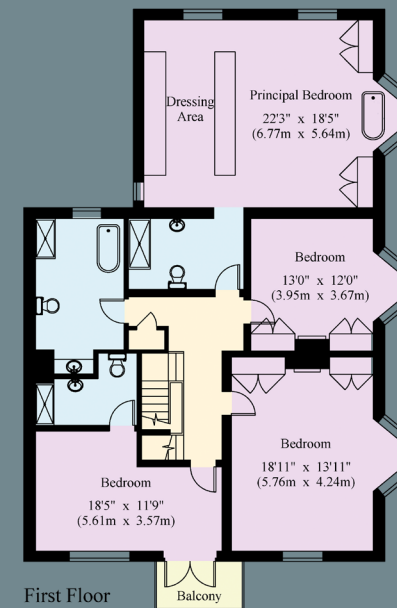
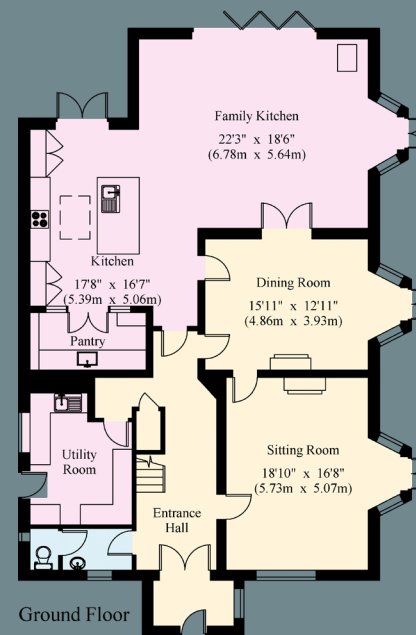
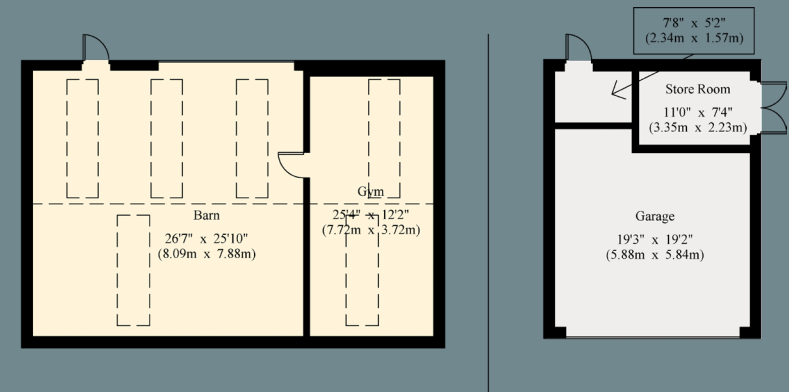
Approximate Gross Internal Floor Area

House = 341.0 sq.m / 3670 sq.ft

Garage = 32.0 sq.m / 343 sq.ft

Barn/Gym = 105.0 sq.m / 1128 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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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 June 2025. Photographs and videos dated June 2025.

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