



Stonepitts Manor  
Seal Chart, Sevenoaks, Kent

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An exceptionally **attractive listed Manor House** dating back to 1510 and earlier, with Oast House complex, surrounded by exquisite mature gardens and grounds.

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## Summary of accommodation

### Ground Floor

Great Hall | Sitting room | Dining room | Games room  
Kitchen/breakfast room | Pantry | Study | Laundry/utility room  
Boot room | Wine cellar | Basement

### First Floor

Principal bedroom suite with en suite bathroom and (second floor) dressing room | Two bedroom guest suite with en suite bathroom and further bedroom/study | Further bedroom with en suite bathroom | Three further bedrooms | Further bathroom  
Sitting/music room | Principal study

### Second Floor

Bedroom suite with en suite bathroom | Further bedroom/playroom  
Extensive storage attic

### Distances

Sevenoaks 3.8 miles (London Bridge/Cannon Street/Waterloo East/Charing Cross from 22 minutes), Kemsing station 0.5 miles (London Victoria from 43 minutes), Tonbridge 8 miles, Tunbridge Wells 14.5 miles, Central London 33.6 miles (All distances and times are approximate)

### Outside

Stunning landscaped gardens and grounds | Heated swimming pool  
Orchard | Rose garden | Kitchen garden | Pond | Paddock | Tennis court

### Oast House

Entrance hall | Sitting/dining room | Kitchen | Bedroom suite with en suite bathroom and dressing room | Further bedroom | Further bathroom | Utility room

### Outbuildings

Multiple storerooms | Garaging | Workshops | Alitex Greenhouse  
Potting shed | Pool house



Knight Frank Sevenoaks  
113-117 High Street  
Sevenoaks  
TN13 1UP  
[knightfrank.co.uk](http://knightfrank.co.uk)

Matthew Hodder-Williams  
01732 744460  
[matthew.hodder-williams@knightfrank.com](mailto:matthew.hodder-williams@knightfrank.com)

Knight Frank Country Department  
55 Baker Street  
London  
W1U 8AN  
[knightfrank.co.uk](http://knightfrank.co.uk)

Edward Rook  
020 7861 5115  
[edward.rook@knightfrank.com](mailto:edward.rook@knightfrank.com)

Charlotte Hall  
020 3866 7826  
[charlotte.hall@knightfrank.com](mailto:charlotte.hall@knightfrank.com)

## Situation

Stonepitts Manor is an outstanding country property. It offers all the amenities for country living and is in the most idyllic rural position, situated on the outskirts of Seal Chart, within an Area of Outstanding Natural Beauty. It is surrounded by open countryside and located equidistant from three of the most sought-after villages in the area; Shipbourne, Ivy Hatch and Underriver. The village of Seal has many local amenities including a public house, village shops, library and a church. More extensive facilities can be found in nearby Borough Green and the towns of Sevenoaks and Tonbridge.

The area has excellent road and rail links from the M25, A25 and A21, which provide easy access to London, the Channel Tunnel and the international airports of Heathrow and Gatwick. Mainline rail services to London Bridge, Cannon Street, Waterloo East and Charing Cross operate from Sevenoaks station (4.1 miles) with journey times from 22 minutes and Kemsing station (0.5 miles) provides mainline services to London Victoria with journey times from 43 minutes.

Seal Chart has its own small primary school and there are many excellent independent schools nearby too; The New Beacon School, Sevenoaks Preparatory School, The Granville School, Tonbridge School, Sevenoaks School, Walthamstow School, Radnor House, Lingfield Notre Dame School and Woldingham School. There are also many outstanding grammar schools such as Judd Boys Grammar School, Tonbridge Grammar School for Girls, Tunbridge Wells Grammar School for Girls, Skinners Grammar School and Weald of Kent Grammar School.

Sporting and recreational interests in the area include racing at Lingfield Park, polo at Knepp Castle, golf at Royal Ashdown, Hever, Knole, Nizels, Westerham and Widernesse. Sailing and fishing are also available nearby; sailing at Bough Beech Reservoir and fishing at Chipstead Lakes. There is an abundance of country walks and riding to be had in the surrounding area, utilising the extensive public footpaths and bridlepaths.













## Stonepitts Manor

Stonepitts Manor is an extremely attractive and impressive Grade II\* listed manor house of Elizabethan appearance, believed to date back to 1510 and earlier, with later alterations. It is a very well-built timber framed property with brickwork front façade and other Kent ragstone elevations, under tile hung roofs, with multiple casement windows with oak mullions.

Stonepitts is a beautiful property which the owners, over the last 28 years, have gradually enhanced and added notable amenities, including the redecoration of the house, upgrading of utilities and bathrooms, superb secondary accommodation, outbuildings, swimming pool, Alitex greenhouse and the landscaping of the gardens and grounds. All the work has been carried out to a high standard and very sympathetically, to preserve the history and architectural style of the house. Interesting period features can be found throughout the property including exposed beams, large original fireplaces and wood panelling. Stonepitts is a superb family home that enjoys the character of a historic property, combined with the modern amenities required for family living in the country.

The accommodation is well-presented and the main house extends to over 9,300 sq ft arranged over three floors, offering a great balance between formal and informal living.

Stepping in through the carved stone doorway and massive wooden entrance door, you are greeted by the incredible Great Hall, which is filled with light from the large oak mullioned windows. The other principal reception rooms are accessed off the Great Hall and comprise wood panelled dining room, sitting room and games room. The formal reception rooms' proportions allow for entertaining on a grand scale and the large windows give glorious views over the gardens and grounds.

Also on the ground floor is a bespoke Smallbone kitchen/breakfast room, which is well equipped with Sub Zero, Gaggenau and Miele appliances and a four oven oil-fired Aga. A pantry, laundry/utility room, boot room, study and three WC's can also be found on the ground floor. Accessed from the ground floor is a wine cellar and basement containing separate hot water and central heating oil fired boilers.

The first floor has excellent accommodation, comprising a generous principal bedroom suite with windows overlooking the wonderful grounds, with an en suite bathroom and dressing room upstairs. There is a two-bedroom guest suite with en suite bathroom and third bedroom/study, a further bedroom with en suite bathroom, three further bedrooms and a bathroom and a wood panelled principal study.

The second floor provides a further bedroom with en suite bathroom, a large attic room used as a playroom and an extensive central storage attic.







## Oast House

The Oast House is positioned to the east of the main house. The property is a stunning and rare example of a twin roundel kiln Oast House. The accommodation is arranged over two floors, extending to over 2,000 sq ft and has been cleverly designed by the current owners to provide versatile and excellent accommodation. At first floor, this comprises a large sitting/dining room with exposed beams, kitchen, two bedrooms, one with en suite bathroom and dressing room, and a further bathroom. At ground level, the front door and entrance lobby and a utility room, with oil fired boiler, complete the residential accommodation. The Oast House also provides three substantial garages, two workshop/store rooms and two further garages/storerooms within the roundels. The property also enjoys its own private garden with summerhouse.









**Approximate Gross Internal Floor Area**

**House: 9,374 sq ft / 870.9 sq m**

**Oast House Accommodation: 2,034 sq ft / 189.0 sq m**

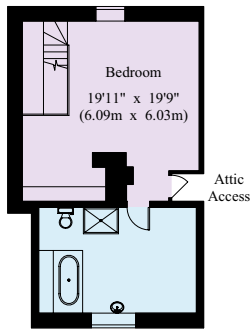
**Oast House Stores: 1,670 sq ft / 155.2 sq m**

**Outbuildings: 1,881 sq ft / 174.9 sq m**

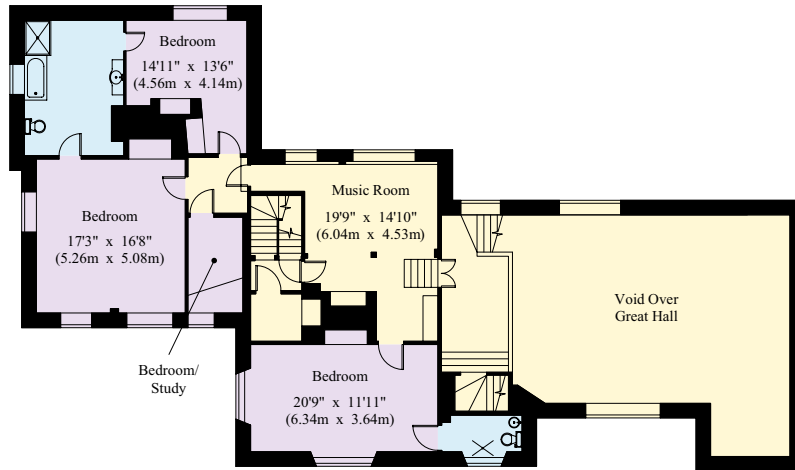
This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the Important Notice on the last page of the text of the Particulars.

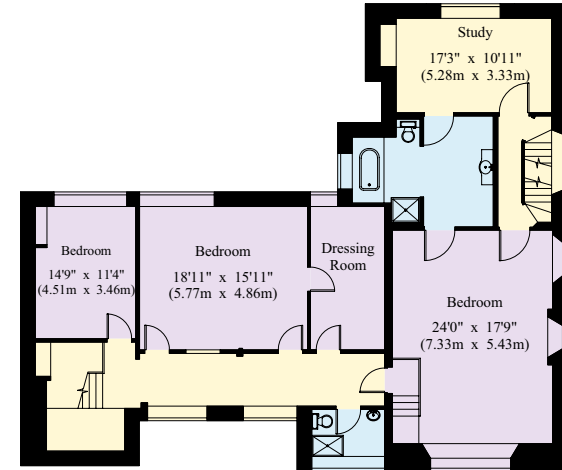
----- Restricted Height



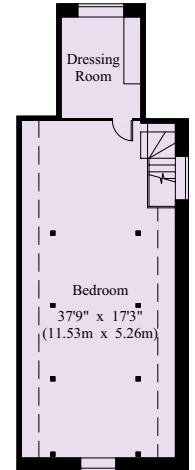
**Second Floor**



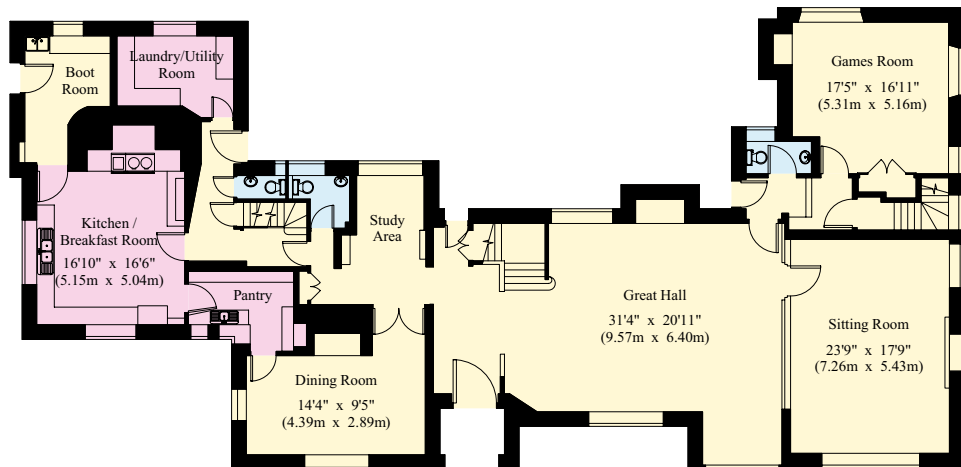
**First Floor**



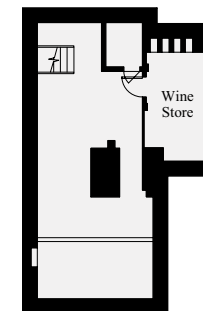
**Upper First Floor**



**Second Floor**



**Ground Floor**

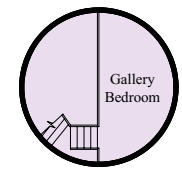
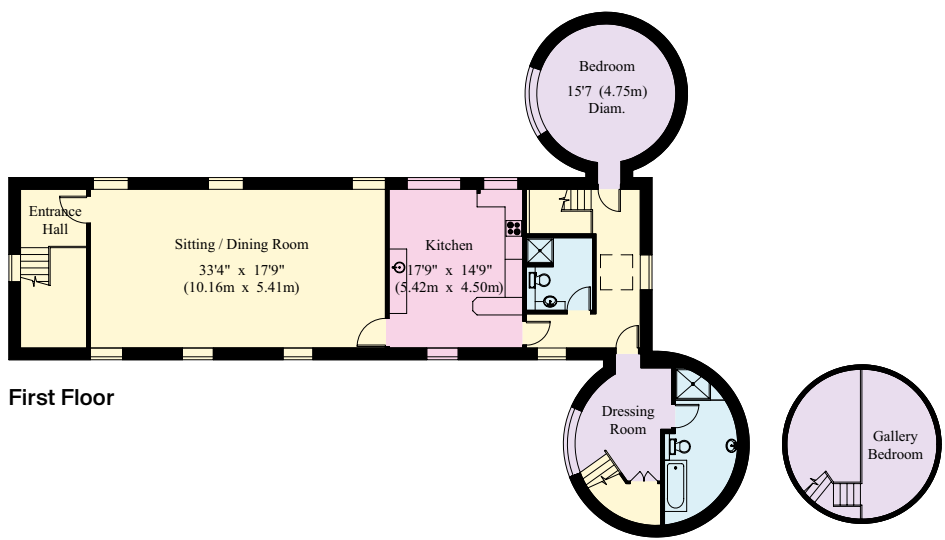
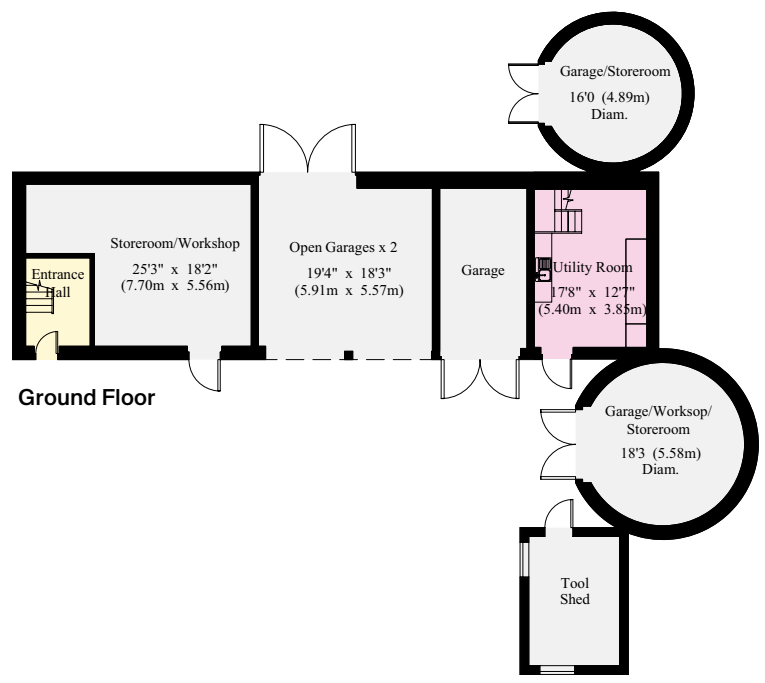
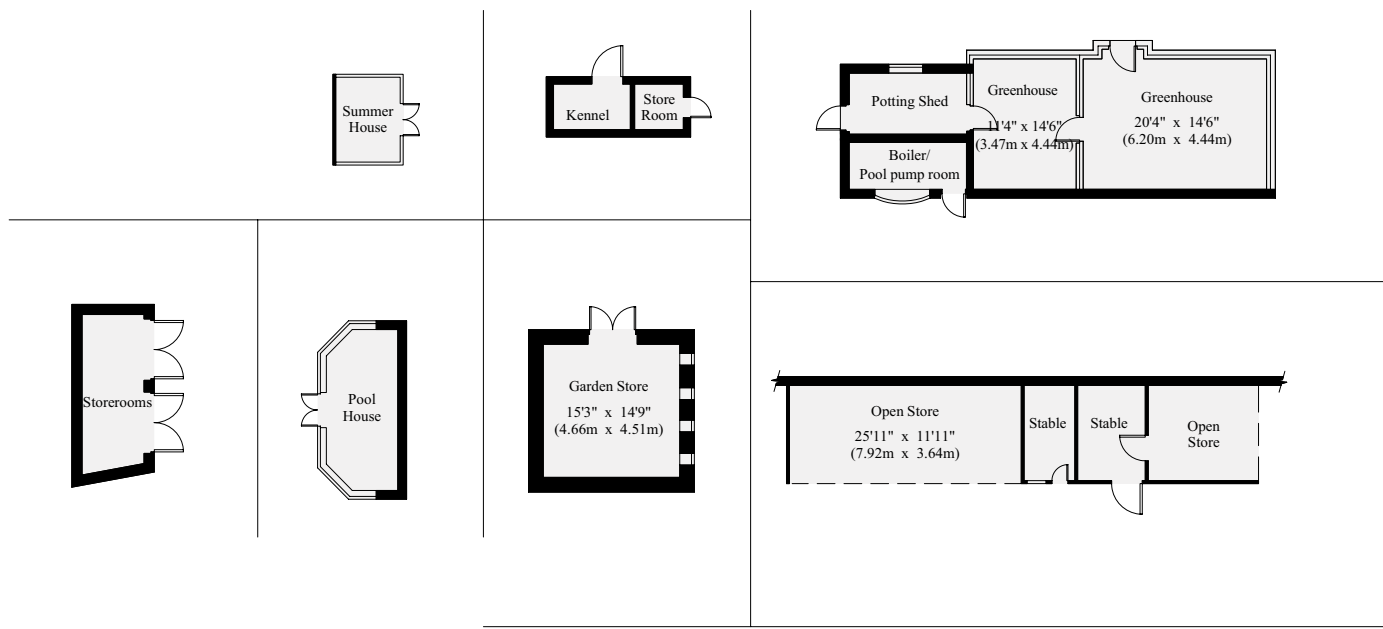


**Cellar**





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Mezzanine



## Gardens and grounds

Sitting within the Kent Downs Area of Outstanding Natural Beauty, the gardens and grounds are an extremely important feature of Stonepitts and form the most delightful and tranquil setting, complementing the house very well.

Gertrude Jekyll was approached by a previous owner, Lady Rhondda, in 1925 to design garden areas for Stonepitts, which she agreed to and a number of her detailed drawings, associated correspondence and elements of some layouts survive. Today, the gardens are simply stunning and beautifully structured, with distinct sections, a number by renowned designer George Carter, many enclosed and separated by walls and at different terraced levels, cleverly utilizing the sloping site. The current owners have enhanced many of the garden areas, including the extensive terraced kitchen garden.

Stonepitts Manor enjoys stunning well-maintained and mature landscaped gardens with many established specimen trees, topiary, shrubs and flower beds, and a highly productive orchard, from which the current owners produce their own apple and pear juices. The gardens are fully enclosed and privacy is provided by the 7.67 acres in which the property sits, including a substantial paddock, with stable block, to the north of the house.

The gardens encircle the property and include a south facing swimming pool with automatic solar cover, pond, gazebos, tennis court, exquisite rose garden, vegetable garden, potting shed and large Alitex two section greenhouse. The greenhouse, potting shed and swimming pool are all heated by an oil-fired boiler, serving the pool in the summer and greenhouse in the winter. Many areas of the garden and the greenhouse benefit from automatic irrigation systems.

There is a substantial paved terrace area to the south of the main house, with a 30ft deep wisteria-clad well at its centre, enjoying beautiful views to the wider gardens and providing an excellent setting for al fresco dining, complemented by a large bespoke shade sail.



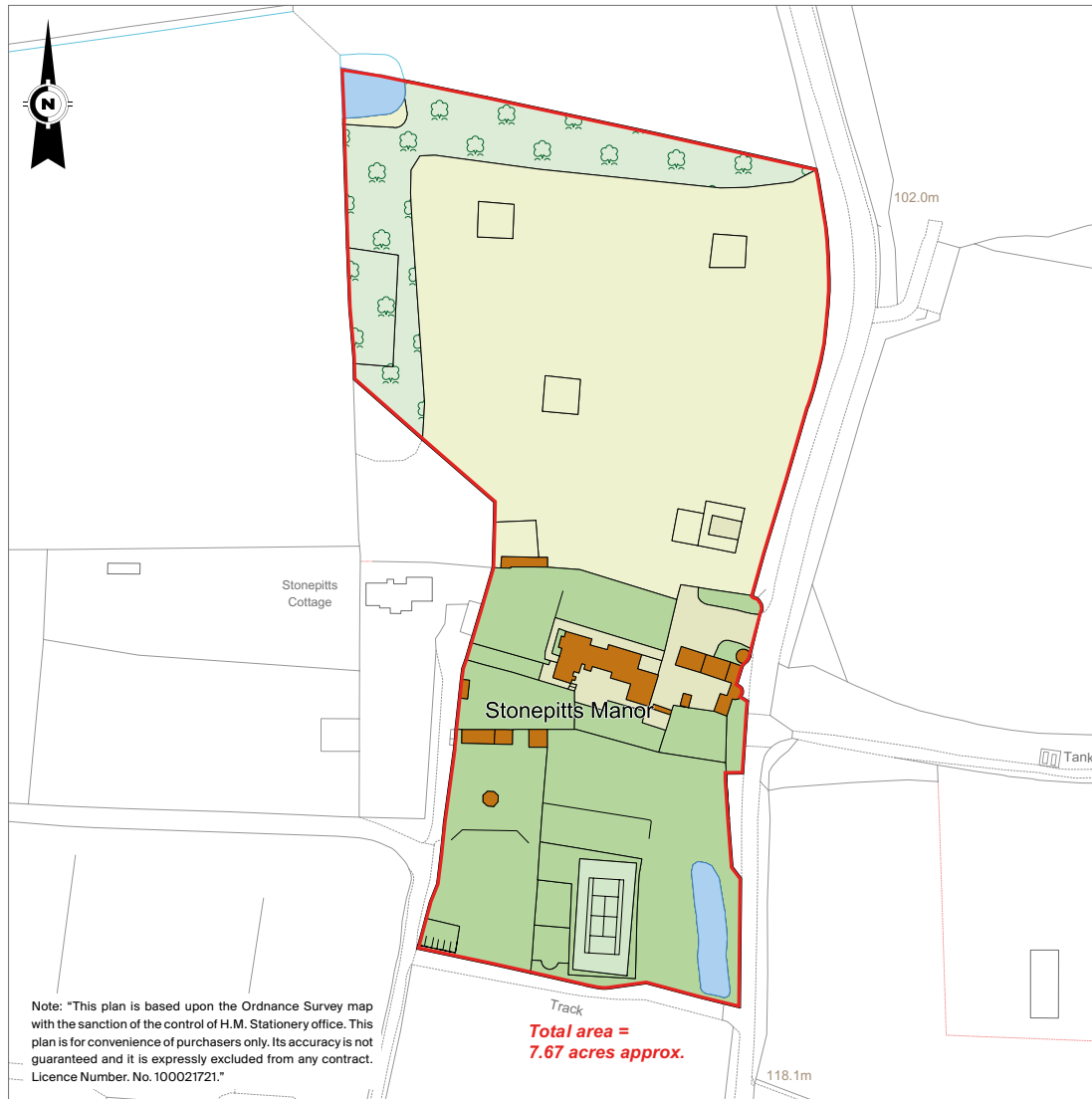












## Services

Oil fired central heating, mains electricity and water. Private drainage.

## Local authority

Sevenoaks District Council Telephone: 01732 227000

## Viewings

Strictly by appointment only with the sole selling agents, Knight Frank LLP.

## Directions (TN15 0ER)

From junction 5 of the M25 onto the A21, take the turning signposted Sevenoaks/Riverhead. Continue eastwards on the Westerham Road to the roundabout at the bottom of the A25/Worships Hill (go past Holmesdale Cricket Club on the right-hand side). Take the first turning at this roundabout, then the second at the subsequent roundabout (in the A25 lane) following signs for the M20/Maidstone and Boro' Green. Continue along the A25 through the village of Seal for approximately 3.4 miles until the left hand turning onto Saxbys Road (signposted Heaverham/Kemsing). Continue on Saxbys Road, as it bends right and turns downhill into Watery Lane, for approximately 0.6 miles when Stonepitts Manor will be found on your left-hand side, with the two Oast House roundels fronting the lane and signed 'Stonepitts'.

What3words: Plots.Shadow.Flows



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 2022. Photographs dated June 2022.

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