

Dunmore, Four Elms, Kent/Sussex Border





A beautifully presented and impressive country house with **stunning landscaped gardens**, grounds and extensive equestrian facilities.

Summary of accommodation

Main House

Reception hall | Drawingroom | Dining room | Study
Kitchen/breakfast room | Orangery | Utility room | Playroom
Boot room | Cloakroom

First Floor: Principal bedroom suite comprising dressing room, balcony and en suite bathroom | Two additional bedroom suites
Two further bedrooms | Family bathroom

Second Floor: Cinema and playroom | stores

Meadowview Cottage

Sitting room | Kitchen | Bathroom | Three bedrooms

Equestrian

Stable yard with five loose boxes | Kitchen/staff room | Office
Tack room | Feed room | Covered wash down area | Horse walker
Floodlit manège | Paddocks

Three door garage with gym | Workshop | Gardener's shed and store
Scandinavian hut | Thatched gazebo

Magnificent formal gardens | Greenhouse | Kitchen garden
Tennis court | Indoor swimming pool and spa | Lake

In all about 24.89 acres

Distances

Edenbridge 3 miles, Sevenoaks 7 miles, Tunbridge Wells 12 miles, Gatwick Airport 22 miles, Central London 26 miles, Heathrow Airport 56 miles
(All distances and times are approximate)



Knight Frank Sevenoaks
113-117 High Street
Sevenoaks
TN13 1UP
knightfrank.co.uk

Matthew Hodder-Williams
01732 744460
matthew.hodder-williams@knightfrank.com

Knight Frank Country Department
55 Baker Street
London
W1U 8AN
knightfrank.co.uk

Edward Rook
020 7861 5115
edward.rook@knightfrank.com

Charlotte Hall
020 3866 7826
charlotte.hall@knightfrank.com

Situation

Dunmore is situated on the edge of the picturesque village of Four Elms which is located between Edenbridge and Sevenoaks. The vibrant village has many local amenities including a popular public house, butchers and grocers shop, garden centre, coffee shop, tack shop, church and an active cricket club. More extensive shopping and recreational facilities can be found in the nearby towns of Edenbridge, Westerham and Sevenoaks.

The area has exceptional road and rail communication from the M25, A21 and A25 which provide easy access to London and the international airports of Heathrow and Gatwick. Mainline Rail services to London Victoria operate from Edenbridge with journey times from 51 minutes, while trains to London Bridge/ Cannon Street and Charing Cross operate from Sevenoaks from 33 minutes.

There are many outstanding private and state schools in the area including Four Elms Primary School located in the village, Tonbridge School, Sevenoaks School, Walthamstow Hall, Wildernesse Boys School, Sevenoaks Girls School and Judd Boys Grammar School.

The area is well served for leisure interests, including golf at Westerham, Wildernesse and Nizels Golf and Country Club. Polo at Hurtwood Park and Cowdray Park. Sailing and Fishing are available on Chipstead Lakes and racing at Lingfield Park, Plumpton and Epsom. Walking and Riding is beautifully set in the surrounding countryside and Hunting is with the West Kent. Anne Boleyn's former residence, Hever Castle is just over two miles to the South.





Dunmore

Dunmore is a wonderfully proportioned home located on the boundary of Sussex and Kent. Surrounded by mature gardens and paddocks this country house enjoys all the benefits of the countryside while being less than 30 miles from Central London.

A plaque next to the front door of the main house commemorates Dunmore's genesis on the current site. Built in 1938, the house was intended to be used as a holiday home for the clergy. It was used as such until after the Second World War when the property was sold in 1946 and became the principal house of the old Dunmore Estate.

The Estate was broken up in 2004 and since that time the house has had extensive internal and external works. These works include a significant extension to the house which opened up the Reception Hall and added to the entertaining and bedroom accommodation. Internally the accommodation has been vastly modernised creating an impressive and spacious country house. The current owners have also completely redecorated Dunmore, and the quality of the work is evident as soon as you walk in. In addition to the main house there is a range of leisure facilities such as an all weather tennis court, indoor swimming pool with spa and stable yard with floodlit manège.





A stone step from the gravelled drive leads up to a pillared portico from which an elegant oversized door opens into a welcoming Reception Hall. The hall has patterned parquet flooring, which is a feature continued throughout all the main reception rooms, and double height ceiling with a stunning oculus filling the room with natural light. From this room all the main reception rooms are accessed. The triple aspect Dining Room has a large bay window overlooking the lawn, and a double door provides access to the rear terrace. There is a fireplace with stone mantel and the ceiling is adorned with rose mouldings. Across the hall is the Drawing Room which, like the dining room, has a bay window overlooking the lawn. There are two fireplaces both with marble mantels and surrounds. Double doors lead to the rear hallway from which there is access to the West terrace. The Kitchen/ Breakfast Room is a superb space with a double height bay window over a built-in seating area. It has Smallbone bespoke cabinets with granite work surfaces. Appliances include a Wolf gas hob, Wolf oven with grill, Sub Zero fridge and various Miele appliances including a Nespresso coffee maker. There is a central island preparation area with two stainless steel sinks. Integrated into the Kitchen is an informal seating area with fireplace, this leads through to the Orangery which has a polished marble floor and two sets of double doors giving access to the rose garden and West lawn. Beyond the kitchen are the Utility Room and Boot Room with access to the rear drive and garage. A built-in Sonos sound system is fitted to all of the principal rooms throughout the house and to the indoor swimming pool area.

First Floor

The Principal Bedroom Suite comprises an impressive array of rooms including: The Principal Bedroom with bay window and seating area overlooking the gardens and a fireplace with marble mantel and surround. A door leads through to the En Suite Bathroom which includes two basins set in a marble surround, large walk-in shower, roll top bath, fireplace, marble floor and balcony. A further door leads through to a Dressing Room which has built-in cupboards. In addition to the principal suite there are two Guest Bedroom Suites with En-Suite Bathrooms, two further Bedrooms and a Family Bathroom. The first floor also benefits from air-conditioning.

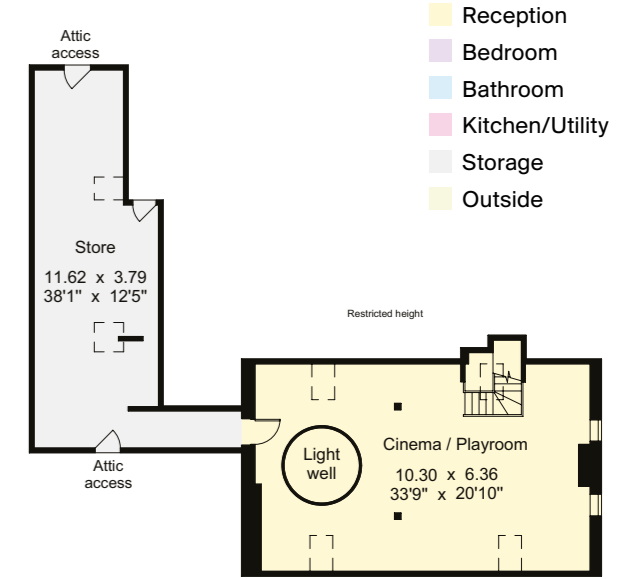
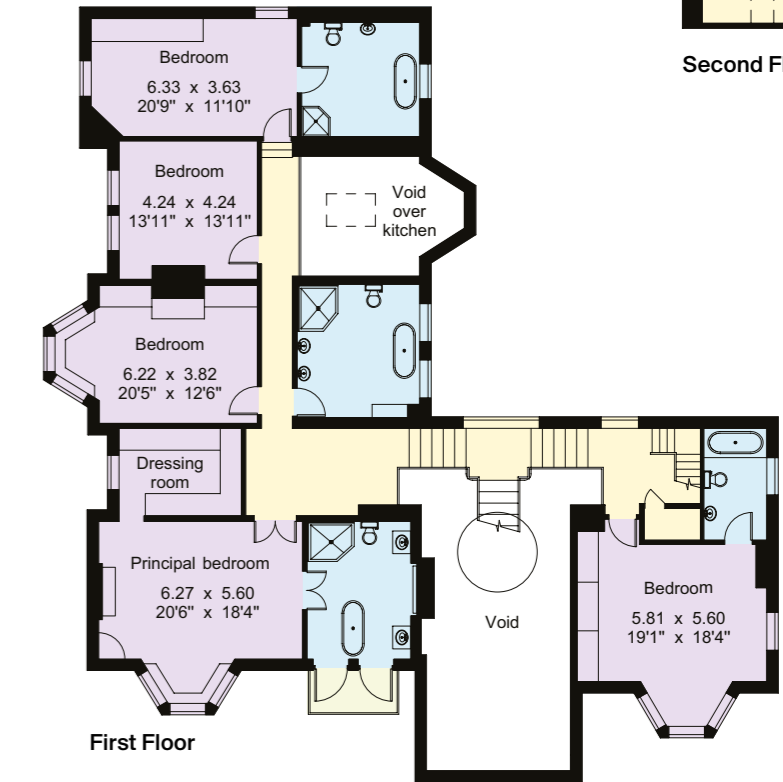
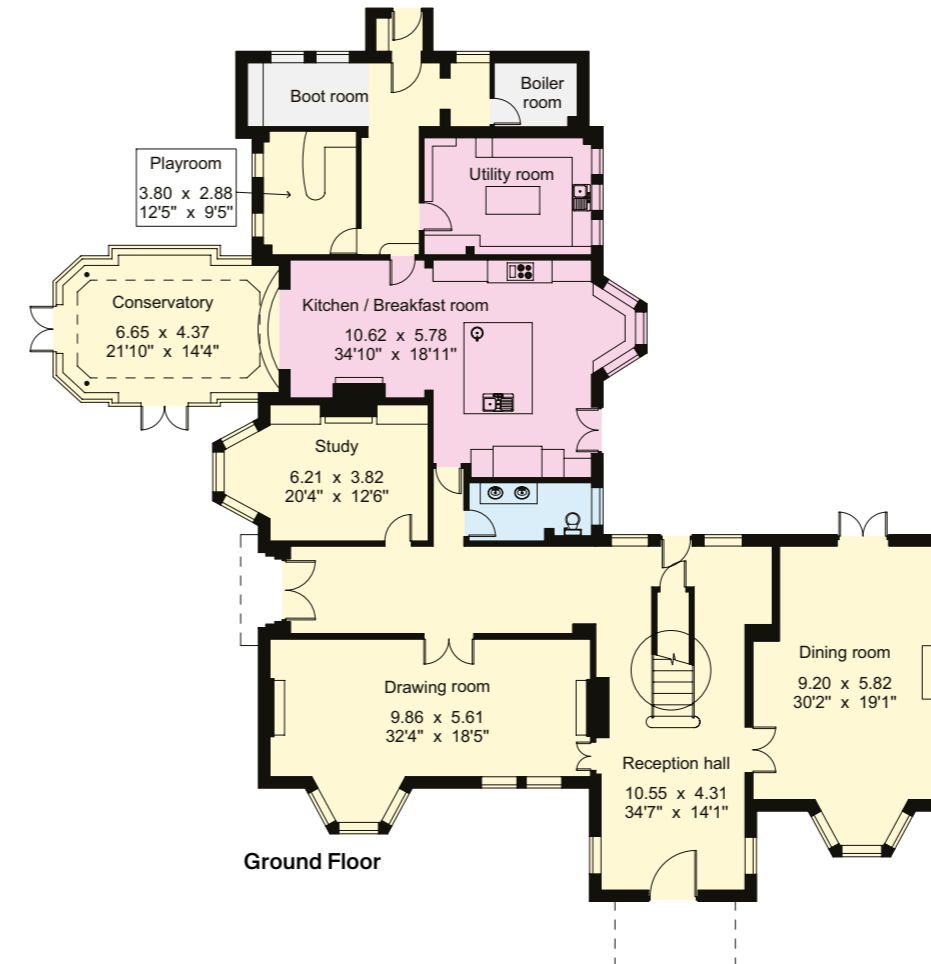
Second Floor

A staircase leads to the second floor. This floor comprises a cinema and play room. This space is extremely versatile and could provide further accommodation if required.



Approximate Gross Internal Floor Area House - 761.4 sq m (8195 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.



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

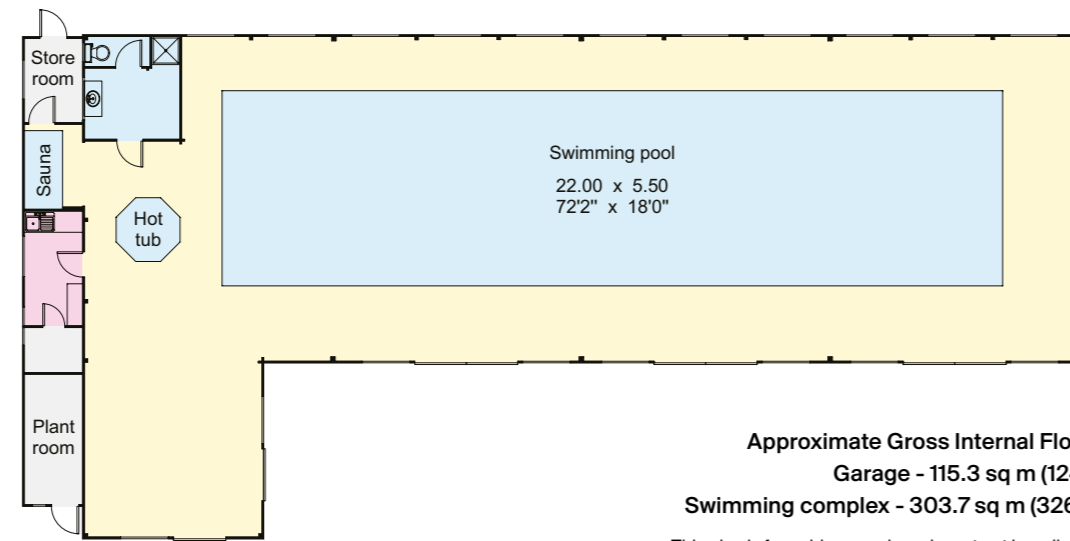
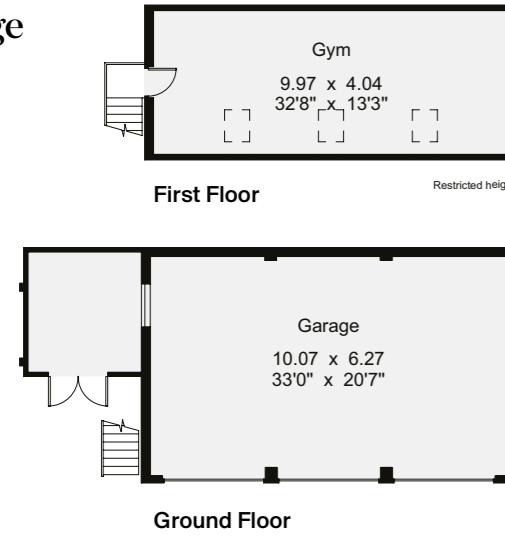
Outbuildings

To the rear of the main house is the garage complex. Like the main house it is constructed of brick under a tile roof and includes a clock tower with weather vane. There are three bays all with electric sliding doors. A set of stairs attached to the side of the garage lead to the first floor which is currently being used as a Gym.

Enclosed in an attractive framed building, the recently modernised and refurbished large indoor swimming pool and spa provide a wonderful entertaining and relaxation area, including a newly installed glass sauna. Located in the gardens the large glass windows give views of the orchard and the all weather tennis court and fill the room with natural light. There is a heated swimming pool with electric cover, Hot Tub, Sauna and a changing room with shower and WC.



Garage



Swimming Complex

Approximate Gross Internal Floor Area
 Garage - 115.3 sq m (1241 sq ft)
 Swimming complex - 303.7 sq m (3269 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.





Cottage

Meadowview Cottage is a semi-detached cottage, constructed of brick with hanging tiles clad to the exterior of the first floor and a peg tile roof. It is situated within the village of Four Elms and its local amenities. The accommodation is arranged over two floors with a Sitting Room, Kitchen and Bathroom on the ground floor and 3 Bedrooms upstairs.

NB. Occupation - this is subject to a Statutory Rent (agricultural) Act Tenancy.

Gardens and Grounds

The gardens are a particular feature of the house and are very well tended and stocked, served by an automated watering system. They consist of two large lawns and a smaller lawn, herbaceous and shrub borders, rose beds, paths and mature azaleas. There is a charming pond in a wooded area with rhododendrons and orchard with apple and plum trees that is planted with daffodils, snowdrops and primroses which are particularly beautiful in spring and summer. A summer house to the South East of the house overlooks the floodlit, all weather tennis court which has climbing roses trained up the fencing, while the Scandinavian style hut overlooks the orchard. Beyond the main area of lawn is the vegetable patch which includes a green house and gardeners shed with WC.



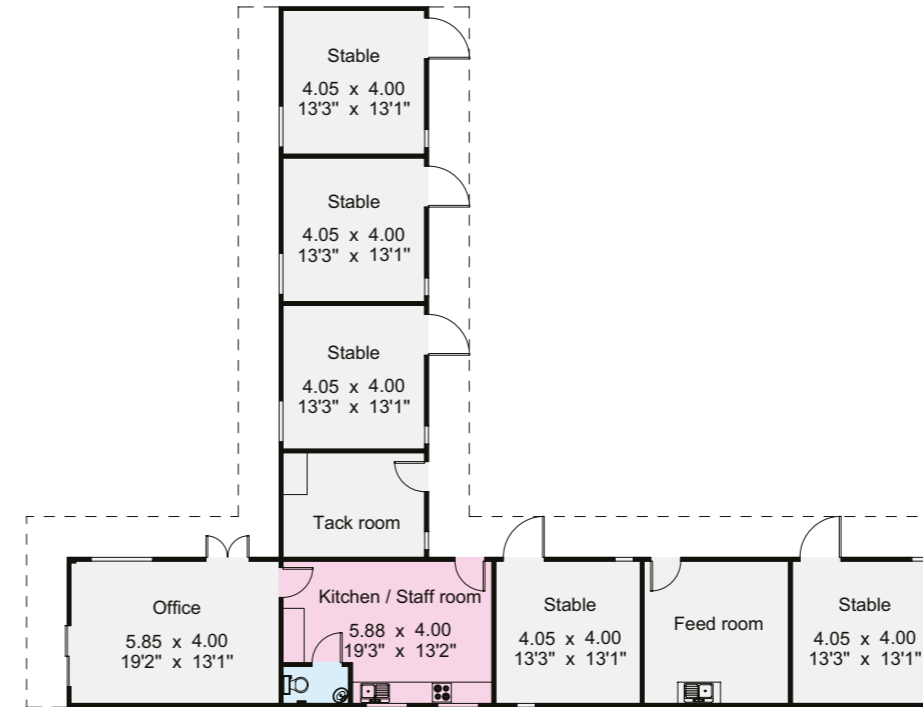


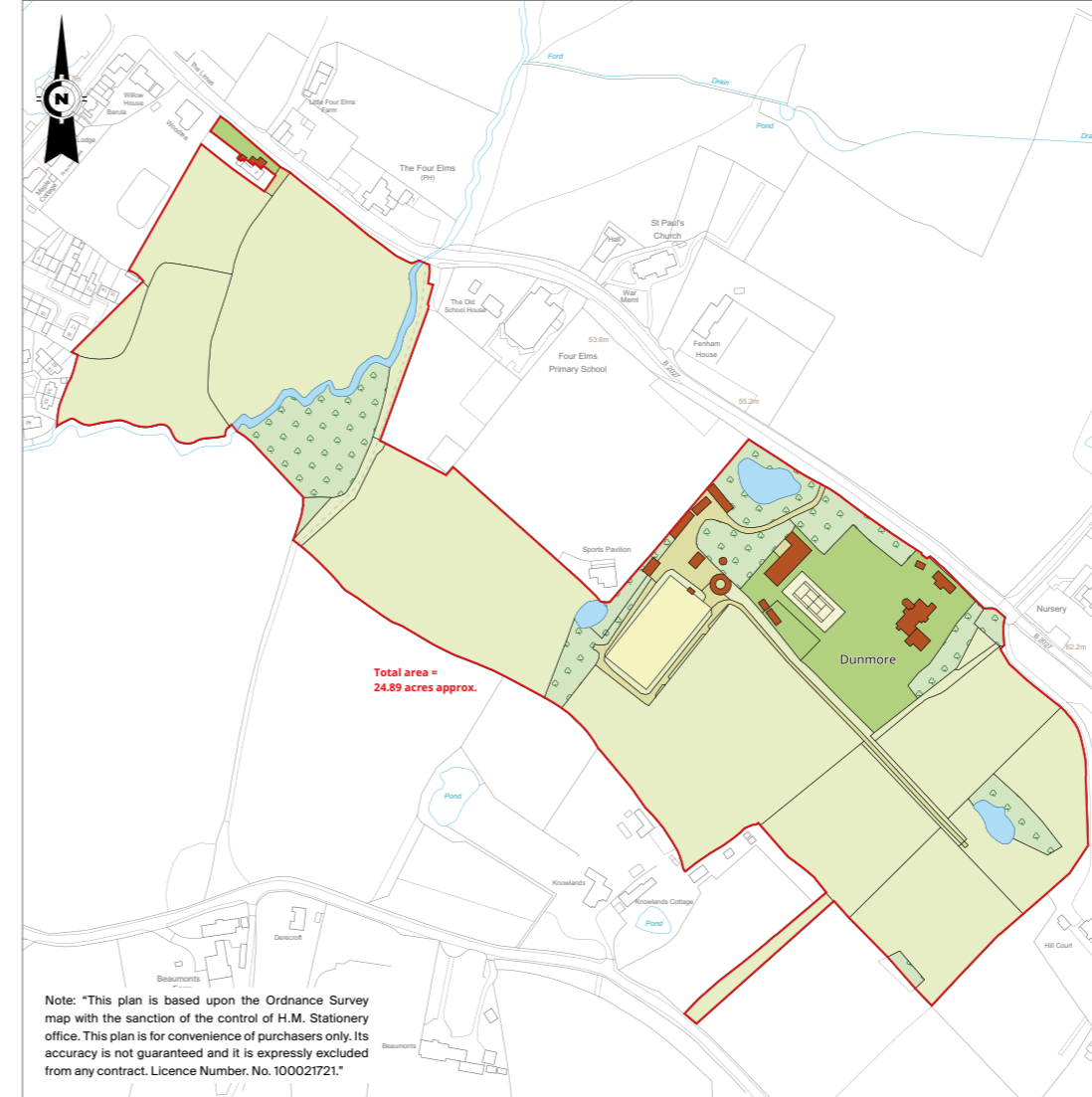
The Stables

Accessed through a separate set of decorative wrought iron gates and with its own drive, the Stable Yard comprises five loose boxes with protected sides and bolt & kick catch doors. There is a feed room, tack room, Grooms flat with kitchen, bedroom and bathroom. There are two further timber framed barns for storing machinery and a covered roof area for washing down horses. Beyond the yard is a full size floodlit Manège with all-weather surface and a five bay horse walker with a roof and lighting. There are several paddocks all enclosed by post and rail fencing with water supply. Access to the paddocks can be obtained via lit gravel drives leading from the stables.

Approximate Gross Internal Floor Area Stable block - 160.0 sq m (1722 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.





Services

Mains water, electricity and drainage. A subterranean gas tank serves the gas fireplaces and gas hobs within the house. The underfloor central heating throughout the house is oil fired.

Directions (Postcode TN8 6NE)

From the M25 junction 5 (Sevenoaks) continue south onto the A21 and join the A25 sign posted Riverhead. Continue along the A25 and turn right onto the B2042 and follow signs for Edenbridge. Continue for about 5 miles until reaching the village of Four Elms. At the cross roads continue straight over passing the Four Elms pub and St Pauls Church on left hand side. The gates for Dunmore will be found a short distance along the road on your right.

Viewing

Strictly by appointment only through Knight Frank.

Property information

Tenure: with vacant possession upon completion with the exception of Meadowview Cottage which is subject to a rent act tenant.

Local Authority: Sevenoaks District Council

Council Tax: Band H

EPC Rating: TBC



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

