



Dukes Place, West Peckham, Kent



A beautifully restored **important listed Tudor house** set in exquisite gardens and grounds.

Summary of accommodation

Hall | Library | Sitting room | Dining room | Kitchen/breakfast room | Study | Boot room | Utility room | Downstairs WC

Principal bedroom with en suite bathroom and dressing room | Three further bedrooms with en suite bathrooms

Further bedroom with adjacent bathroom

Approximately 5,068 sq ft (main house)

Annexe: Two kitchens | Sitting/dining room | Two bedrooms | Two bathrooms

Outbuildings: Multiple garages/stores | Workshop and studio

Approximately 3,129 sq ft (Annexe & Outbuildings)

Stunning landscaped gardens and grounds designed by Roger Platt, a gold medal winner at Chelsea

Heated swimming pool | Mediterranean garden | Kitchen garden | Magnificent topiary | Paddock | Tennis court

In all approximately 4.74 acres

Distances

West Peckham village 0.2 miles, Tonbridge 6.5 miles, Borough Green station 3.5 miles, Sevenoaks 11 miles

M20 and M26 5 miles, Central London 32 miles (All distances and times are approximate)



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Situation

Dukes Place is located on the edge of the village of West Peckham which is a thriving and charming village clustered around a pretty village green, where cricket is played. St Dunstan's church in the village appears in the Domesday Book and dates back to the turn of the 11th century. There is a gastro pub with its own micro-brewery (The Swan) and a village hall. Also very nearby is the delightful Yotes Court Vineyard.

The area has excellent road and rail links from the M25, M20 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 Tonbridge station (4.1 miles) with journey times from 30 minutes and Borough Green station (3 miles) provides mainline services to London Victoria with journey times from 44 minutes.

There are numerous good schools in the area including Mereworth Primary School, Hilden Grange and Hilden Oaks in Tonbridge, together with the schools at Somerhill, the Weald of Kent, Skinners, Walthamstow Hall, Tonbridge Girls Grammar, Judd School for Boys and Hayesbrook and Tonbridge Public School. Sevenoaks Preparatory, Sevenoaks School and New Beacon Preparatory are also nearby in Sevenoaks.

Sporting and recreational interests in the area are well served including golf at Nizels, Widernesse and Knole Park. Horse racing at Lingfield Park and Epsom Downs. There is an abundance of country walks and riding to be had in the surrounding countryside utilising the public foot and bridle paths.





History

At the time of the Battle of Hastings, the land on which Dukes Place stands, was owned by Earl Leofwine, King Harold's brother. After the Battle of Hastings, William the Conquer gave this land to his half brother Odo, Bishop of Bayeaux, who he made Earl of Kent. In 1084 Odo was in disgrace and all his land was confiscated by the Crown, including the "Manor of Little Pecheham". The manor subsequently passed into the ownership of several families including John De Peckham, Robert Scarlett, Adam at Broke. The house was then passed to Elizabeth De Burgh, the wife of the Duke of Clarence, one of the sons of Edward III and it was from this ownership that the house gets it's current name of Dukes Place. Sometime during the 14th Century the house was bought by the Colepeper family and it was John Colepeper that gave it to the Knights Hospitallers of St. John of Jerusalem in 1408.





Dukes Place

Dukes Place is an extremely attractive and exceptional Grade I listed example of a Tudor residence with an interesting history, dating back to the early 15th century, with later alterations.

Dukes Place is a beautiful property which the owners have gradually enhanced and added notable amenities, including the redecoration of the house, upgrading of the utilities, secondary accommodation, tennis court, and the landscaping of the gardens and grounds. All of the works have 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, oak doors, lattice oak framed windows, oak sills, leaded windows, large original fireplaces and impressive vaulted ceilings. Dukes Place 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 beautifully presented, and the main house extends to over 5,000 sq ft arranged over two floors, offering a great balance between formal and informal living.

The principal reception rooms provide excellent and versatile entertaining areas. Of particular note is the striking double height vaulted Medieval Great Hall ideal for entertaining on a grand scale. The Great Hall is a stunning room with a flagstone floor and under floor heating, double height vaulted ceiling with exposed rafters and crown posts, there are wonderful full height windows and a fireplace with wood burning stove. Two heavy oak doors open to the front and side garden.

The dual aspect drawing room and triple aspect dining room both have large inglenook fireplaces with a wood burning stove in the dining room. The sitting room and snug both provide informal living. All of the rooms enjoy glorious views of the gardens and grounds.

The Smallbone kitchen/breakfast room is well equipped with Fisher Paykel appliances, oil fired AGA and electric companion, and larder. Also on the ground floor is the study, utility room and downstairs WC.



The first floor has excellent bedroom accommodation comprising the characterful principal bedroom with vaulted ceiling, stone fireplace, dressing room and en suite bathroom. There are three further bedrooms with en suite bathrooms, a further bedroom and adjacent bathroom. All of the bedrooms are well appointed and enjoy views over the gardens and grounds.





Gardens and grounds

Dukes Place is approached via an impressive Ragstone pillars with wrought iron gates that open to the gravel drive which provides ample parking and leads to garaging.

The gardens and grounds are an important feature of Dukes Place and form the most delightful and tranquil setting, complementing the house extremely well. Dukes Place enjoys stunning, well-maintained gardens and grounds designed by Roger Platt, a gold medal winner at Chelsea, which encircle the property with many established specimen trees including myrtle, fig and quince trees, shrub and flower beds, vegetable garden and magnificent topiary.

The gardens and grounds encircle the property and include a swimming pool, pool house, tennis court and green house. There is also a paved terrace wrapping around the house, providing excellent settings for al fresco dining.

Beyond the immediate gardens is a paddock and stable block. There is secondary access leading directly to the stables.





There is an abundance of useful outbuildings within the grounds of Dukes Place mainly made up of stores and an extensive garage building which has storage over the first floor, and used as a studio.

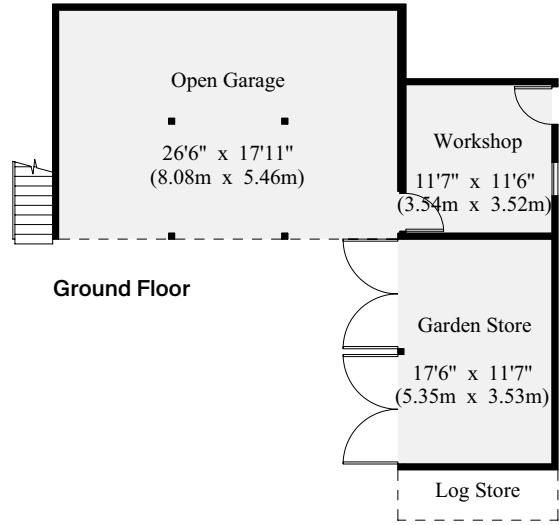
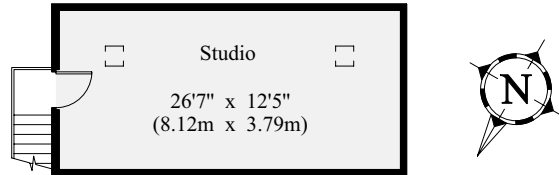
The gardens are fully enclosed and privacy is provided by the 4.74 acres in which the property sits.

Garage Building

Approximate Gross Internal Floor Area
107.4 sq m (1156 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



Annexe

In addition to the main house is a detached ragstone building which has been converted to provide excellent secondary accommodation and an entertainment suite adjacent to the swimming pool. The cottage is arranged with vaulted ceilings and some exposed ragstone walls with a living room incorporating a kitchen, bedroom and a bathroom suite.

There is a connecting door from one of the bedrooms which leads to the second cottage which could also be used as an entertainment suite. This comprises a kitchen, sitting room, kitchen, bedroom, and a separate shower room and WC. There is a door leading to the swimming pool area making this an ideal area for pool parties.

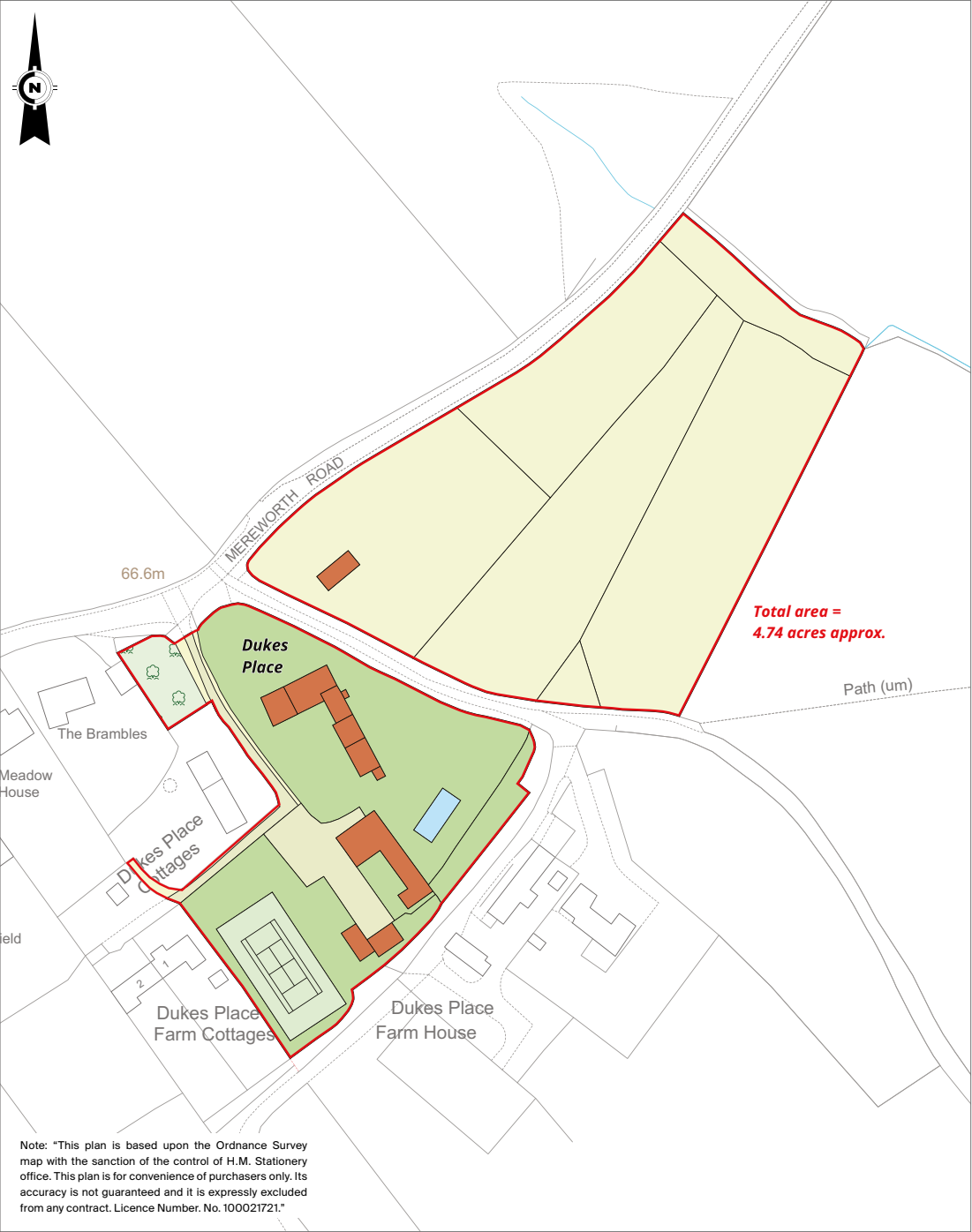
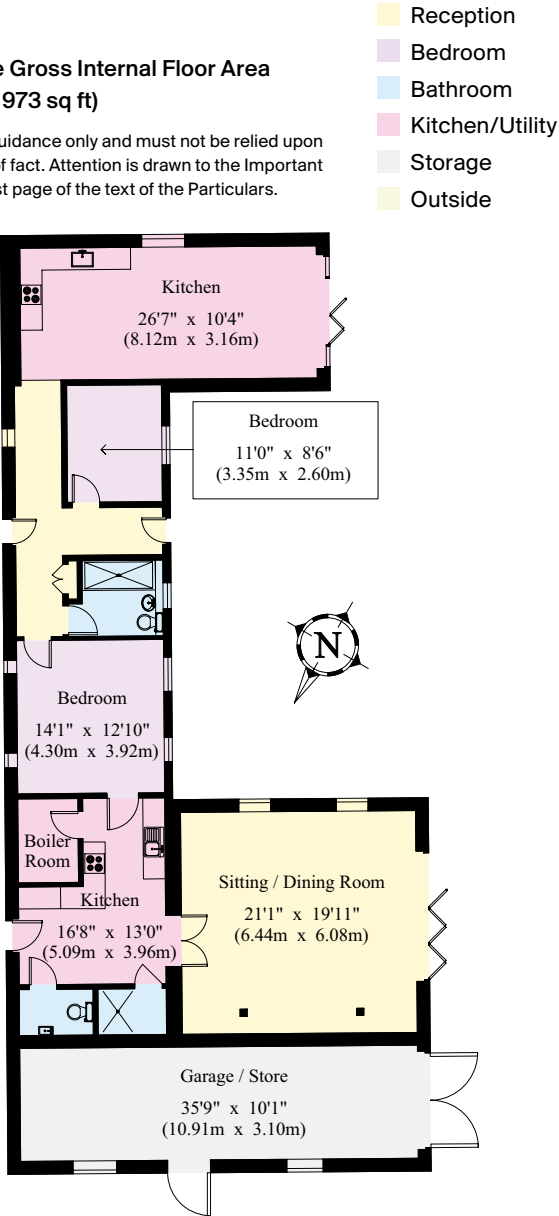


With it's own separate access the annexe would lend itself well to staying guests or staff.

Annexe

Approximate Gross Internal Floor Area
183.3 sq m (1973 sq ft)

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Services

Mains water, electricity and drainage. Oil central heating.

Directions

Postcode: ME18 5JH

What3words: ///beeline.premiums.suiting

Property information

Tenure: Freehold

Local Authority: Tonbridge and Malling

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.
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