



SEVENOAKS

Kent



A MAGNIFICENT PERIOD COUNTRY HOME

Occupying an elevated and private position, with fantastic views overlooking the beautifully landscaped gardens & grounds.

Summary of accommodation

Basement: Cinema room | Boiler store | Wine cellar | Utility room | WC

Ground Floor: Hallway | Drawing room | WC | Library/study | Dining room | Sitting room | Conservatory | Kitchen/breakfast room

First Floor: Principal bedroom with dressing area and en suite | Three bedrooms with en suites | Two further bedrooms | Family bathroom

Second Floor: Bedroom with en suite | Three further bedrooms | Family bathroom | Playroom

Lodge: Sitting room | Kitchen | Dining room | Bedroom with en suite | Further bedroom

Additional Outbuildings: Squash court | Garden room/studio | Two WCs | Garaging | Workshop | Tractor store | Glasshouse

In all about 31.37 acres

Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold



The property is a striking and elegantly positioned country home built in circa 1873. The property is set within beautifully manicured gardens and enjoys a stunning backdrop of the surrounding parkland and far-reaching views of Canary Wharf and the heart of London in the distance.

The layout is thoughtfully designed for both family living and grand entertaining. Many of the rooms showcase exquisite period details, including the stunning wood panelled dining room, impressive wooden Doric columns in the drawing room, and magnificent built-in bookshelves in the library. The kitchen/breakfast room, living area and conservatory offer more contemporary living spaces to the west wing. Ascending upstairs, the property boasts nine bedrooms, comprising of the magnificent principal suite to the south side of the house, four further suites and another four bedrooms that share family bathrooms.



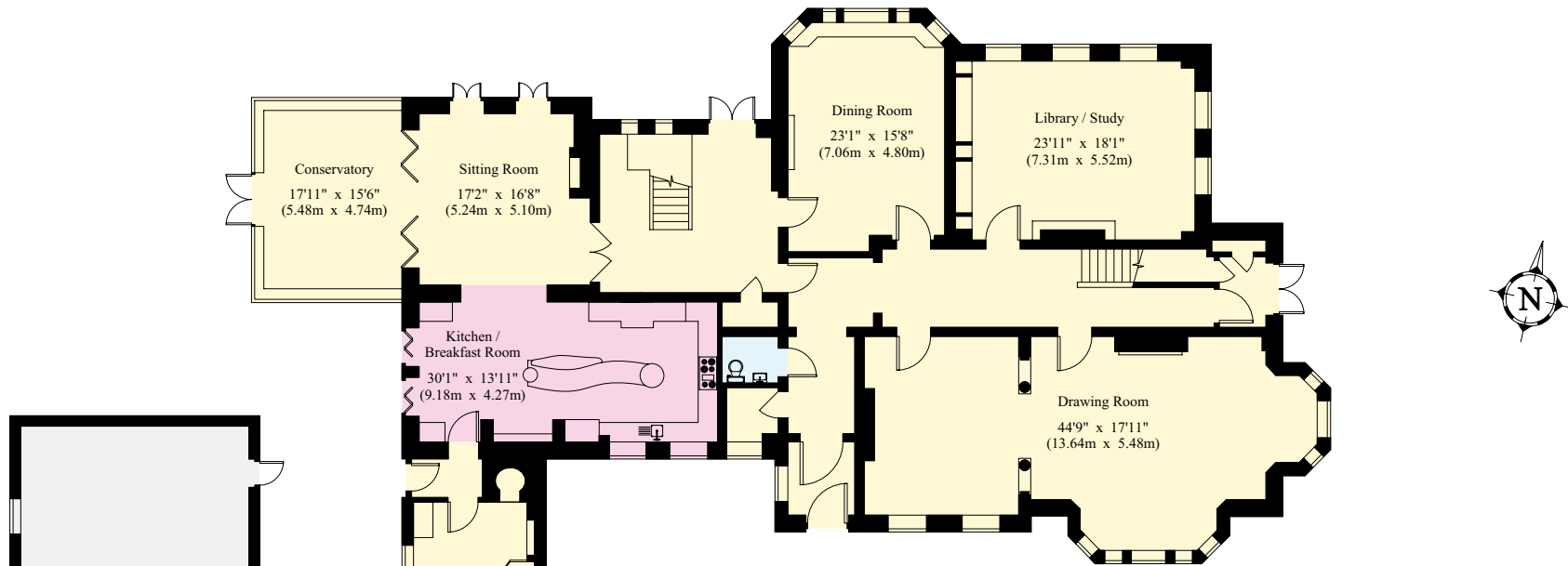




The basement also offers a fantastic entertaining space for family and friends with its bar area, cinema room, games room and wine cellar. Additionally, the utility room and plant room are found on this floor as well as wc/shower room.

The property has been extensively refurbished to an exceptionally high standard. The house's infrastructure has been completely modernised, including the installation of CATV cabling throughout, a full rewire and a new heating system throughout.

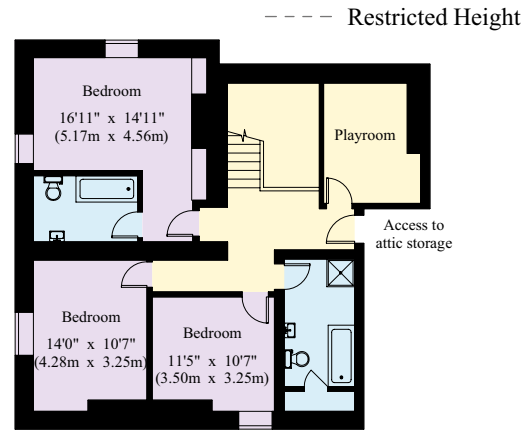




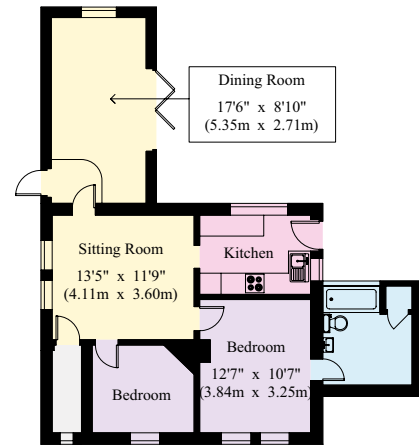
Ground Floor



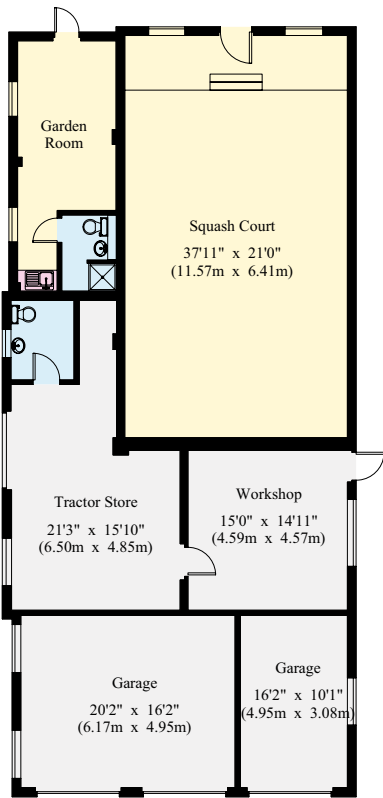
Basement



Second Floor



Cottage



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

Approximate Gross Internal Area = House: 940.6 sq.m (10,124 sq.ft.)
Attic & Underfloor Storage : 338.8 sq.m (3646 sq.ft.)
Garage: 84 sq.m (904 sq.ft.)
Outbuilding & Squash Court: 207.5 sq.m (2233 sq.ft.)
Cottage: 71.2 sq.m (766 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDENS & GROUNDS

The impeccably maintained gardens designed by Gertrude Jekyll provide a stunning setting for the house. The formal approach to the house is very impressive with a gravel driveway and grand wrought iron gates bordered by formal flower beds and trees.

To the west of the property there are steps from the conservatory/summer room that lead down to a terraced entertaining area, with a lawned garden, a pond with koi carp, mature trees and a gravel path leading to the triple garage, workshop, squash court, self contained studio and maze.

To the northwest of the property the gardens are divided into private secluded areas, including a flower garden with a lily pond, a Topiary Garden with manicured yew trees and a walled kitchen garden with espaliered fruit trees, potting shed and glasshouse. The grounds also feature a collection of mature specimen trees such as lime, horse chestnut, walnut, pine, ash and willow.





A pathway and track leads to paddocks and woodlands beyond. To the east of the property, you will find the outdoor heated swimming pool surrounded by a terrace/patio area, which can be accessed directly from the house.

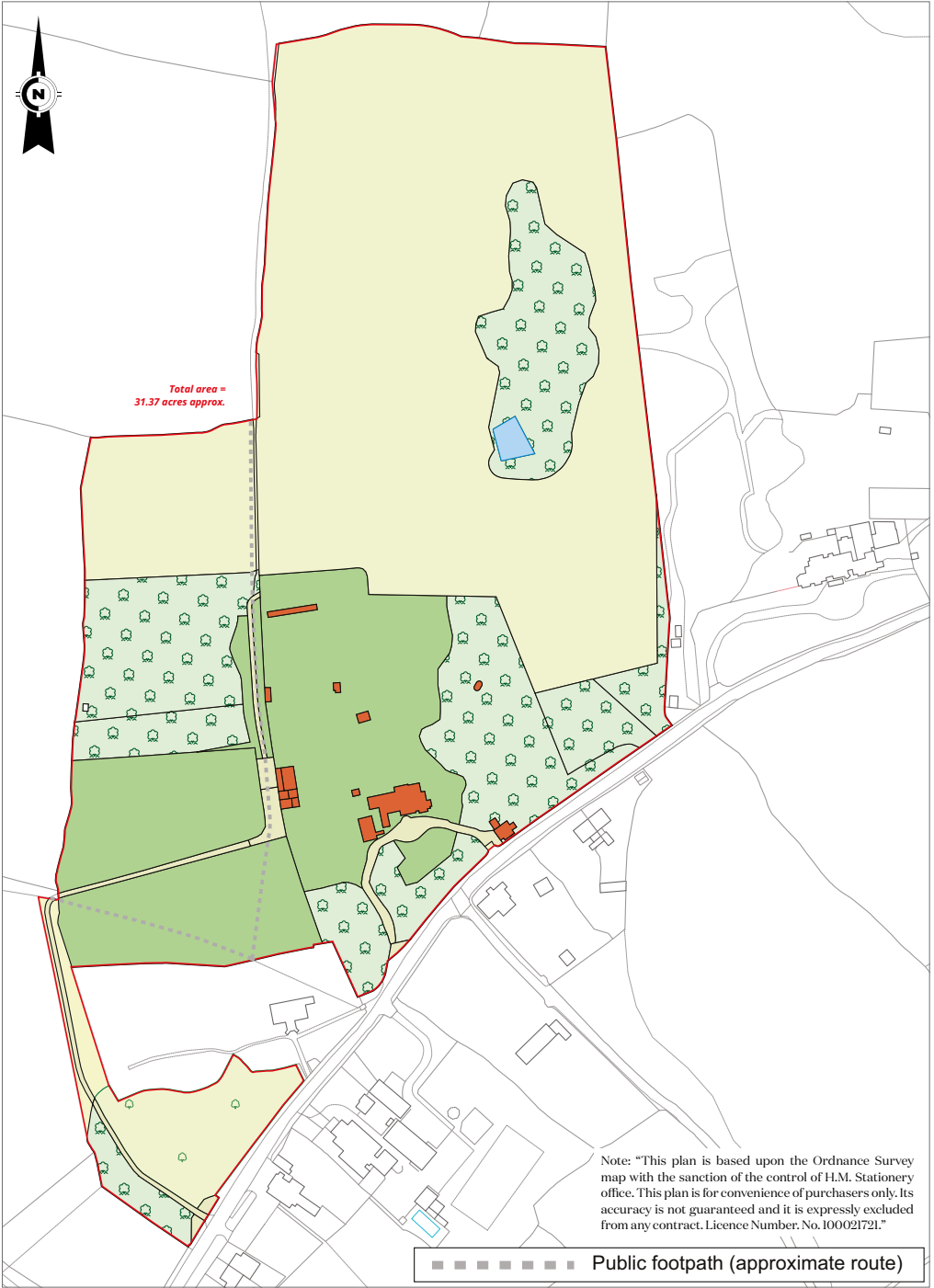
The Gate House offers fantastic ancillary accommodation for family, friends, estate managers or a live in Au Pair. Situated to the southeast of the main house, the cottage benefits from a kitchen, living room, dining area, two bedrooms, one with an en suite and a large private garden.

SITUATION

The property is situated in a commanding and picturesque location, surrounded by stunning gardens and parkland. The property boasts breathtaking, far-reaching views across the surrounding countryside, with a clear vista extending towards Canary Wharf and the heart of London.

Located on the outskirts of Sevenoaks, the property is well served with a several shops and businesses, village hall and pubs. More extensive shopping facilities can be found in the nearby towns of Sevenoaks, Orpington and Tunbridge Wells.

The area has excellent road and rail links from the M25, A21 and A22 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Mainline rail services to London Charing Cross operate from Knockholt station (3 miles). Direct services also operate from Chelsfield (4.7 miles), Orpington (5.4 miles) and Sevenoaks (5 miles) to both London Bridge and London Charing Cross.



We would be delighted
to tell you more.

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