



WINDWARD SPIRIT

Fawkham, DA3



GEORGIAN STYLE DETACHED RESIDENCE SET IN 2 ACRES

An elegant and well-proportioned Georgian-style residence of over 4200 sq ft, set in a rural location surrounded by open fields and enjoying a south-facing garden with outdoor swimming pool.



Local Authority: Sevenoaks District Council

Council Tax band: H

Tenure: Freehold



THE PROPERTY

Built in 2010 by the current vendors, Windward Spirit has been finished to a high specification with sash windows and high ceilings, underfloor heating throughout the ground floor and a Mechanical Extract Ventilation system. The property is approached through electrically operated gates over a sweeping gravel driveway with steps leading up to the formal Georgian-style front door.

The welcoming reception hall has a direct sightline through double doors to the garden room and grounds beyond. The impressive open-plan kitchen/dining/family features an extensive range of fitted cabinetry, integrated appliances, marble worktops and central island with ample space for both dining and relaxed family seating. French doors lead out to the terrace and swimming pool. A study at the front of the house provides a quiet space for working from home.











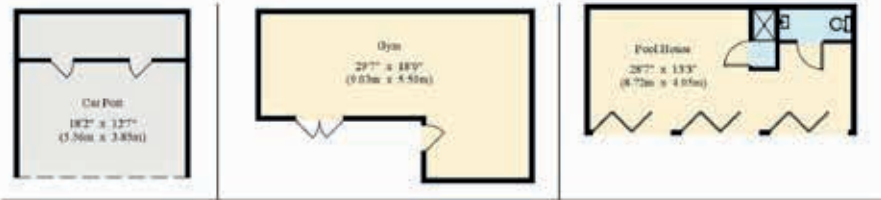
The spacious family room on the opposite side benefits from French doors opening onto the terrace and connects to a practical boot room with external access. A sizeable butler's kitchen/utility room offers further functionality, and a cloakroom completes the ground floor. The lower ground floor provides a substantial and versatile games or cinema room with high ceilings making it ideal for a variety of uses.

On the first floor, the principal bedroom suite features a dressing room and luxurious en suite with freestanding bath, walk-in shower and separate WC. French doors open onto a wraparound balcony. Two further bedrooms each benefit from en suite shower rooms, while a superbly equipped laundry room adds convenience. The second floor provides an additional generous bedroom with an en suite bathroom, along with access to a spacious eaves storage area.



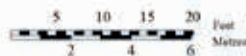
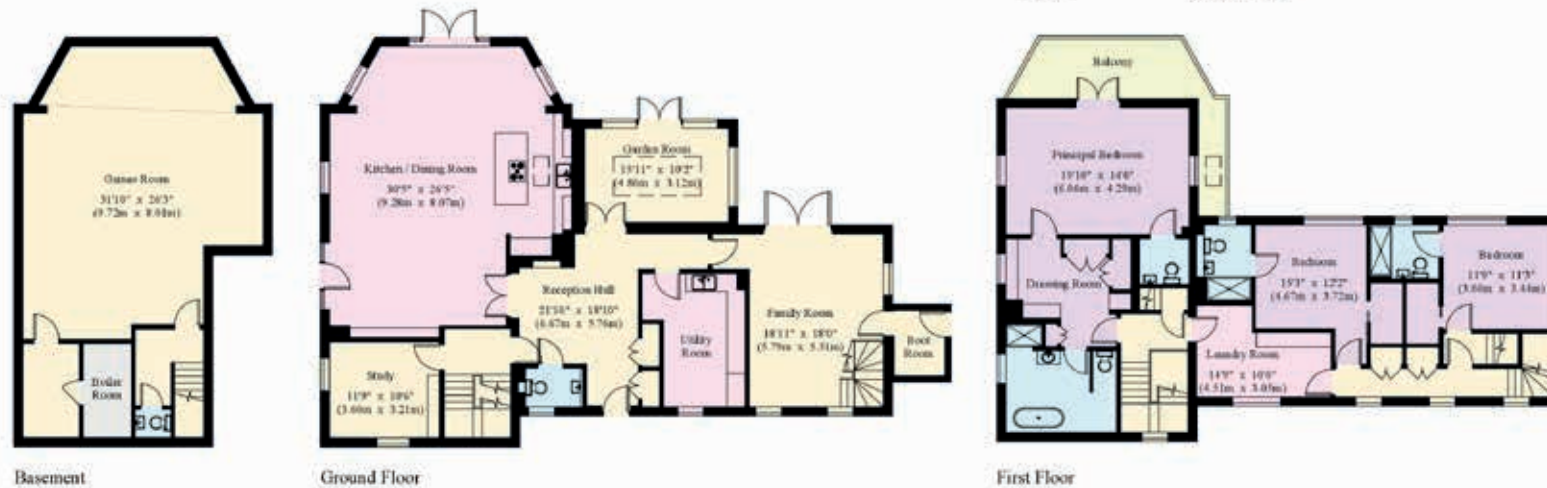
Set within two acres of gardens, the generous south-facing terrace adjoins the house, while the outdoor swimming pool is complemented by a stylish pool house with shower and WC. An additional building houses the gym, and a double open-bay garage with storage to the rear completes this exceptional country home.





Windward Spirit

House - Gross Internal Area : 394.1 sq.m (4242 sq.ft.)
 Car Port - Gross Internal Area : 30.3 sq.m (326 sq.ft.)
 Pool House - Gross Internal Area : 35.4 sq.m (381 sq.ft.)
 Gym - Gross Internal Area : 37.9 sq.m (407 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.

© 06/05/26 Truaplan (UK) Ltd. 01892 614 881

Approximate Gross Internal Area = 394.1 sq m / 4242 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. (ID767266)



Edward Torry

T: 01732 744478

E: edward.torry@knightfrank.com

Knight Frank Sevenoaks

113-117 High Street, Sevenoaks, Kent

TN13 1UP

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 June 2026. Photographs and videos dated June 2026. 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.

