



Ibbett Mosely

Morants Court Stables, Morants Court Road, Dunton Green, TN14
6HD



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Stables and timber buildings, land and paddocks totalling about 12 acres in lovely setting with own track access off a private road tucked off the main road.

- Four structures including functional stable yard
- Mains water and electricity connected
- Exceptional road links — M25 Junction 5 approximately 2 miles
- Sevenoaks Station approximately 1.5 miles — London Bridge in 22 minutes
- Set within the Kent Downs Area of Outstanding Natural Beauty
- London Green Belt designation
- Agricultural Permitted Development rights confirmed
- Vacant possession available upon completion
- Long-established land holding

An interesting block of grassland currently used for horses and equestrian purposes on the outskirts of Dunton Green AONB, Greenbelt, currently has temporary stabling (been there over 17 years), paddocks totalling about 12.06 acres with power, water and access.

LOCATION

Nestled at the foot of the picturesque North Downs, Morants Court Stables occupies a truly special position at the end of a long private driveway within an Area of Outstanding Natural Beauty. Situated between the desirable villages of Chevening and Dunton Green, the property enjoys a peaceful rural setting whilst remaining conveniently close to the extensive amenities of Sevenoaks. The property is located on Morants Court Road, Dunton Green, Sevenoaks, TN14 6HD.

Just 2.6 miles away, Sevenoaks offers an excellent selection of cafés, restaurants, boutique shopping and leisure facilities. For commuters, Sevenoaks Station provides direct services to London Bridge

and Charing Cross, whilst Orpington Station, approximately 15 minutes by car, offers further fast connections into Central London.

Outdoor pursuits are exceptionally well catered for, with the historic Knole Park and its 1,000 acres of parkland, deer herds and golf course just a short drive away. Bluewater Shopping Centre and Lakeside are also easily accessible, providing an extensive range of retail, dining and entertainment options.

Families benefit from a superb choice of educational establishments, including Dunton Green Primary School and a number of highly regarded independent, grammar and state schools in and around Sevenoaks, such as Radnor House, The Granville School and Walthamstow Hall.

Combining a n idyllic countryside setting with excellent transport links, outstanding schooling and easy access to London, Morants Court Stables

offers the ideal balance of rural tranquillity and modern convenience.

LAND

Extending to approximately 12.00 acres (4.88 hectares), the land is predominantly open pasture with a gentle, undulating character typical of the North Downs escarpment. The site enjoys a private, rural setting with dual Green Belt and AONB designation. There are timber outbuildings and stable with paddock style enclosures and a access track off the private road.

The property is accessed from Morants Court Road and benefits from natural boundaries.

VIEWING

Strictly by prior appointment only. The land may be inspected on foot during daylight hours with the consent and accompanied by the agent.



Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating-

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